

# Public Document Pack



**CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL**

Dr Gwynne Jones  
Prif Weithredwr – Chief Executive  
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<b>RHYBUDD O GYFARFOD</b>	<b>NOTICE OF MEETING</b>
<b>PWYLLGOR CYNLLUNIO A GORCHMYNION</b>	<b>PLANNING AND ORDERS COMMITTEE</b>
<b>DYDD MERCHER, 5 HYDREF, 2016 am 1:00 y.p.</b>	<b>WEDNESDAY, 5 OCTOBER 2016 at 1:00 p.m.</b>
<b>SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI</b>	<b>COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI</b>
Swyddog Pwyllgor	<b>Ann Holmes</b> 01248 752518 Committee Officer

## **AELODAU / MEMBERS**

Cynghorwyr / Councillors:

**Lewis Davies**  
**Jeffrey M. Evans**  
**John Griffith**  
**K P Hughes**  
**Vaughan Hughes**  
**Victor Hughes**  
**Richard Owain Jones (Is-Gadeirydd/Vice-Chair)**  
**Ann Griffith (Cadeirydd/Chair)**  
**Nicola Roberts**  
**Raymond Jones**  
**Sedd Wag(Heb Ymaelodi/Vacant Seat (Unaffiliated))**

**Please note that meetings of the Committee are filmed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this webcast will be retained in accordance with the Authority's published policy**

## **A g e n d a**

Members are reminded that background papers referred to within committee reports are available for inspection in electronic format on the day of the meeting at the Council Chamber from 12.30 p.m. onwards; alternatively these may be inspected at the Development Management during normal office hours. Documents referred to in reports may also be viewed in full on the electronic application files.

Any additional information to hand following publication of reports will be verbally reported upon to the meeting.

Before a decision notice is released conditions of approval or reasons for refusal given in written reports may be subject to minor amendments to account for typographical errors.

### **Index**

#### **1 APOLOGIES**

#### **2 DECLARATION OF INTEREST**

To receive any declaration of interest by any Member or Officer in respect of any item of business.

#### **3 MINUTES OF THE 7TH SEPTEMBER, 2016 MEETING\_(Pages 1 - 10)**

To present the minutes of the previous meeting of the Planning and Orders Committee held on 7<sup>th</sup> September, 2016.

#### **4 SITE VISITS 21 SEPTEMBER, 2016\_(Pages 11 - 12)**

To present the minutes of the planning site visits held on 21 September, 2016.

#### **5 PUBLIC SPEAKING**

#### **6 APPLICATIONS THAT WILL BE DEFERRED\_(Pages 13 - 18)**

6.1 20C310B/EIA/RE – Rhyd y Groes, Rhosgoch

6.2 36C338A – Ysgol Henblas, Llangristiolus

6.3 39C561/FR – The Lodge, Holyhead Road, Menai Bridge

#### **7 APPLICATIONS ARISING\_(Pages 19 - 30)**

7.1 17C226G – Ger y Nant, Llandegfan

7.2 25C255A – Tan Rallt, Carmel

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7.3 44C102A – Hazelbank, Rhosybol

## **8 ECONOMIC APPLICATIONS**

None to be considered by this meeting.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None to be considered by this meeting.

## **10 DEPARTURE APPLICATIONS**

None to be considered by this meeting.

## **11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS**

None to be considered by this meeting.

## **12 REMAINDER OF APPLICATIONS\_(Pages 31 - 52)**

12.1 15C215C – Tyddyn Bwrtais, Llangadwaladr

12.2 34C703 – Aldi, Llangefni

12.3 45C84M/ENF – Pendref, Penlon, Newborough

12.4 46C530B – The Old Boat House, Lôn Isallt, Trearddur Bay

## **13 OTHER MATTERS**

None to be considered by this meeting.

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## Planning and Orders Committee

### Minutes of the meeting held on 7 September 2016

- PRESENT:** Councillor Ann Griffith (Chair)  
Councillor Richard Owain Jones (Vice-Chair)
- Councillors Lewis Davies, K P Hughes, W T Hughes,  
Vaughan Hughes, Victor Hughes and Nicola Roberts
- IN ATTENDANCE:** Planning Development Manager,  
Planning Officer,  
Planning Assistants,  
Highways Officer (JAR),  
Legal Services Manager (RJ),  
Committee Officer (MEH).
- APOLOGIES:** Councillors Jeff M .Evans, John Griffith and Raymond Jones.
- ALSO PRESENT:** Local Members : Councillor R.A. Dew (application 7.1); Councillor  
T.LI. Hughes (application 7.2); Councillor Llinos M. Huws  
(application 7.3); Councillor P.S. Rogers (application 7.1)
- 

#### 1 APOLOGIES

As noted above.

#### 2 DECLARATION OF INTEREST

The following declarations of interest were made :-

Councillor W.T. Hughes declared a personal and prejudicial interest with regard to application 6.1.

Councillor R.O. Jones declared a personal and prejudicial interest with regard to application 6.1.

Councillor T.V. Hughes declared a personal interest with regard to application 6.2 but noted that he had sought legal advice and advice from the Ombudsman for Wales with regard to the application and was allowed to take part in discussions and voting thereon.

The Planning Development Manager declared a personal and prejudicial interest with regard to applications 6.2 and 7.3.

### **3 MINUTES**

The minutes of the previous meeting of the Planning and Orders Committee held on 27<sup>th</sup> July, 2016 were presented and confirmed as correct.

### **4 SITE VISITS**

The minutes of the planning site visits held on 17<sup>th</sup> August, 2016 were presented and confirmed as correct.

### **5 PUBLIC SPEAKING**

There were no public speakers.

### **6 APPLICATIONS THAT WILL BE DEFERRED**

#### **6.1 20C310B/EIA/RE – Full application for the construction of a 49.99MW solar array farm together with associated equipment, infrastructure and ancillary works on land adjacent to Rhyd y Groes, Rhosgoch**

*(Having declared a prejudicial interest in this application, Councillor W.T. Hughes and Councillor R.O. Jones withdrew from the meeting during the consideration and determination thereof).*

**It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.**

#### **6.2 36C338A – Full application for the erection of a dwelling and detached garage on land opposite Ysgol Henblas, Llangristiolus**

*(Having declared an interest in the application, the Planning Development Manager left the meeting during discussion and voting thereon).*

**It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.**

#### **6.3 39C561/FR/TR – Full application for the erection of a Zorb Centre together with the construction of a vehicular access and car park on land at The Lodge, Holyhead Road, Holyhead**

**It was RESOLVED to defer consideration of the application in accordance with the Officer's recommendation for the reason given in the written report.**

### **7 APPLICATIONS ARISING**

#### **7.1 10C130 - Full application for the siting of a parking meter at Cable Bay Car Park, Aberffraw**

*Councillor Ann Griffith stood down as Chair of the Committee for this application in order to address the matter as a Local Member. The Vice-Chair chaired the item.*

The application is reported to the Planning and Orders Committee at the request of a Local Member due to strong feelings within the local community.

The Planning Development Manager stated that an additional letter of support in respect of this application had been received since the last meeting. He noted that the Committee at its meeting held on 27<sup>th</sup> July, 2016 resolved to refuse the application contrary to the Officer's recommendation due to concerns of the negative effect on local people and tourism of Anglesey. He reiterated that the application is for the siting of a parking meter in the car park and not to determine either the principle of use of the car park or the principle of levying a parking charge. It is considered that the placement of a parking meter would have a neutral effect on the surrounding landscape and it is sufficiently screened. The recommendation therefore remains one of refusal.

Councillor Ann Griffith spoke as a Local Member and appreciated the opinion of the Planning Officers and the need for sufficient planning reasons in respect of the application. However, she stated that the charging of local people to park at the site is unacceptable. She urged the applicant to consider special arrangements for local people similar to which Natural Resources Wales have at Llanddwyn Beach. Councillor Griffith stated that her concerns are parking issues on the highway and the potential road safety issues during the summer months.

Councillor Peter Rogers spoke as a Local Member and he stated that this application is only for the siting of a meter. He noted that the applicant wishes to improve the visitor experience to the area and he accepted the Officer's recommendation.

Councillor R.A. Dew, a Local Member of a neighbouring electoral area stated that he had not changed his view or opinion with regard to this application and questioned the suitability of siting parking meters within an AONB area; there are no facilities available on the car park. Local people and visitors to the area have enjoyed leisure activities in the area for a number of years and people visiting the Ancient Monument in the area have parked in the car park. The Llanfaelog Community Council object to this application. Councillor Dew referred to parking issues on the local highway that already exist near the site when the car park is full; he was of the opinion that the parking issues might escalate when charging for parking was approved. The A4080 is a busy road and is the main route to the Ty Croes Racing Track. He questioned why the applicant does not consider affording the local residents free parking on the site as a community benefit.

The Committee was divided by the application with some members of the opinion that a broader view should be taken being mindful of the possible effects of the proposal on tourism and the local residents. Councillor Vaughan

Hughes considered that the Committee should be mindful that this is for the siting of a parking meter and supported the recommendation of the Planning Officer's to approve the application. There was no seconder to the proposal.

Councillor Lewis Davies proposed to reaffirm the Committee's refusal of the application due to the effect of local residents which have been able to park free at the site for a number of years, the effect on the AONB and potential effect on visitor's numbers visiting the Ancient Monument near the site. Councillor W.T. Hughes seconded the proposal. Officers warned that the reasons proposed for refusal were not planning reasons as the planning issue was only the consequences of the siting of the parking meter structure itself.

Councillors K.P. Hughes, T.V. Hughes and Nicola Roberts abstained from voting.

**It was RESOLVED to reaffirm the Committee's previous refusal of the application for the reasons given as noted above.**

## **7.2 19C1174/FR – Full application for change for use of land to place 103 containers for storage purposes at Enterprise Park, Holyhead**

The application is reported to the Planning and Orders Committee as the land that forms the application site is owned by the Local Authority.

At its meeting held on 27<sup>th</sup> July, 2016 the Members resolved to defer the application in order that additional information with regard to Welsh Water's concerns was addressed. An amended site layout has now been received and the details have been forwarded to Welsh Water for consideration.

Councillor T.LI. Hughes, speaking as a Local Member stated that he had concerns regarding the application due to possible flooding issues and local children travelling to and from schools in the area; the site is near two large local authority social housing. He noted that the area is near the A55 and the Fire Station and had concerns regarding highways issues in the area. The siting of the proposed 103 containers would entail the removal of trees near the site. He noted that concerns have also been raised regarding the use of the site 24 hours a day and the restriction on the hours of operation should be considered.

The Planning Development Manager stated that the area has been designated as a Local Action Area for such a development. He accepted that children might be using the site but noted that the site is for development and is not a play area. The Officer stated that a fence will be erected around the proposed site.

The Highways Officer stated that the highway network to the area is excellent for such a development. He stated that the road serving the site is not a local authority adopted road. The scheme is acceptable as there is no obstruction to the public highway. The Officer further stated that there is no official path for children and local residents to use through the site.



Councillor Lewis Davies stated that he attended the site visit and this green site would be an opportunity to create a play area for children from a deprived area. He referred the comments by the Local Members during the site visit with regard to children using the site to walk to school. He referred to the new school being built in Holyhead and the potential of more children having to walk to school from this area. Councillor Lewis Davies proposed that the application be refused.

Councillor Nicola Roberts questioned if a Traffic Management Plan had been afforded as part of the application especially during the construction of the development and if a condition could be attached to restrict the hours of operation of the site with regard to safety issues. The Highways Officer responded that a Traffic Management Plan could be implemented during the construction of the site.

Councillor Vaughan Hughes questioned as to how many people would be employed at the site. The Planning Development Manager responded that employment of 5 full-time and 2 part-time persons would be employed following construction of the site.

Councillor K.P. Hughes proposed that the application be approved and Councillor W.T. Hughes seconded the proposal.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions set out in the written report and that a construction-traffic management plan be attached to the approval of the application.**

### **7.3 25C255A – Outline application for the erection of a dwelling with all matters reserved on land at Tan Rallt, Carmel**

*(Having declared an interest in the application, the Planning Development Manager left the meeting during discussion and voting thereon).*

The application is reported to the Planning and Orders Committee at the request of a Local Member.

At its meeting held on 27<sup>th</sup> July, 2016 the Members resolved to undertake a site visit prior to determining the application. The site was visited on the 17<sup>th</sup> August, 2016 and members will now be familiar with the site and its settings.

The Planning Officer highlighted amendments to the report submitted to the Committee with regard to the Community Council now support the application, 3 letters have been received with additional comments noting that the access will be opposite a dwelling and lorries might reverse to that access and drainage issues raised. He stated that it is the opinion of the Planning Officer that the proposed dwelling would be located in a position which would be poorly related to the existing form of development which would intrude into a rural landscape and detrimental to the amenities thereof.

Councillor Lewis Davies stated that he was aware that conditions had been imposed on the application site following approval of an erection of an adjoining property. The Planning Officer responded that the area of land was identified for landscaping when the adjoining property was granted planning approval. Councillor Davies stated that no landscaping had been undertaken and proposed that this application be deferred to allow the Officer's to investigate why enforcement of the condition had not been adhered to. There was no seconder to the proposal.

Councillor Llinos M. Huws, spoke as a Local Member and stated that Carmel is designated for cluster development under Policy 50 and this application is on the boundary of the identified cluster. The site lies within the boundary speed limit of the village and there is no objection to the application by the Highways Authority.

Councillor T.V. Hughes stated that he was concerned that the conditions imposed on a neighbouring property had not been adhered to.

Councillor K.P. Hughes stated that he has given due consideration to this application and considered that the application be approved and Councillor W.T. Hughes seconded the proposal.

Councillor Lewis Davies proposed that the application be refused in accordance with the Officer's recommendation and Councillor T.V. Hughes seconded the proposal.

In the subsequent vote, the proposal to approve the application was carried by 5 votes to 2 with Councillors K.P. Hughes, Vaughan Hughes, W.T. Hughes, R.O. Jones and Nicola Roberts voting for the application and Councillors Lewis Davies and T.V. Hughes voting against.

**It was RESOLVED to approve the application contrary to the Officer's recommendation as it was considered that the application conforms with Policy 50.**

***(In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report in respect of the reasons given for approving the application).***

## **8 ECONOMIC APPLICATIONS**

None were considered by this meeting of the Planning and Orders Committee.

## **9 AFFORDABLE HOUSING APPLICATIONS**

None were considered by this meeting of the Planning and Orders Committee.

## 10 DEPARTURE APPLICATIONS

### 10.1 24C261B – Full application for the erection of a dwelling together with the construction of a vehicular access on land at Dafarn Drip, Penysarn

The application is presented to the Planning and Orders Committee as the application is contrary to the adopted Ynys Môn Local Plan but can be supported under the Stopped Unitary Development Plan.

Councillor R.O. Jones proposed that the application be approved and Councillor Lewis Davies seconded the proposal of approval.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions set out in the written report.**

### 10.2 45C467 – Outline application with all matters reserved for the erection of a dwelling on land adjacent to Penparc, Newborough

The application is presented to the Planning and Orders Committee as the application is contrary to the adopted Ynys Môn Local Plan but can be supported under the Stopped Unitary Development Plan.

The Planning Development Manager stated that the area is identified as a Countryside Hamlet and Cluster under policy HP5 of the Stopped Unitary Development Plan and can be supported as an infill site which is immediately adjacent to the developed part of the rural hamlet.

Councillor T.V. Hughes expressed his concerns that this area is identified as an Area of Outstanding Natural Beauty and the approval of dwellings over the years has equated to the area of Penlon turning into a village on its own and changing the character of the area. He referred to flooding issues in the vicinity of the application. Councillor Hughes objected to the application.

Councillor Lewis Davies proposed that the application be approved in accordance with the Officer's recommendation. Councillor K.P. Hughes seconded the proposal of approval.

**It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the conditions set out in the written report.**

## 11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None were considered by this meeting of the Planning and Orders Committee.

## **12 REMAINDER OF APPLICATIONS**

### **12.1 17C226G – Full application for alterations and extensions at Ger y Nant, Llandegfan**

The application was presented to the Planning and Orders Committee at the request of two Local Members.

Councillor Lewis Davies, a Local Member requested that a site visit be undertaken to allow Members to view the scale of the proposed alterations and extensions and the effect on the amenities of the neighbouring properties. Councillor Nicola Roberts seconded the proposal.

**It was RESOLVED that a site visit be undertaken in accordance with the Local Member's request for the reasons given.**

### **12.2 44C102A – Outline application for the erection of a dwelling with all matters reserved on land to the rear of Hazelbank, Rhosybol**

The application was presented to the Planning and Orders Committee at the request of a Local Member.

Councillor W.T. Hughes, a Local Member requested that a site visit be undertaken to allow Members to view the context of the application site compared to neighbouring properties. Councillor K.P. Hughes seconded the proposal.

**It was RESOLVED that a site visit be undertaken in accordance with the Local Member's request for the reasons given.**

## **13 OTHER MATTERS**

The Planning Development Manager reported that an application for demolition of the existing buildings was received but he noted that planning approval was not required.

**It was RESOLVED to note the information.**

**COUNCILLOR ANN GRIFFITH  
CHAIR**

## PLANNING SITE VISITS

### Minutes of the meeting held on 21 September, 2016

<b>PRESENT:</b>	Councillor R.O. Jones (Vice-Chair)  Councillors Lewis Davies, Jeff M. Evans, John Griffith, T.V. Hughes, Vaughan Hughes, W.T. Hughes (for application 1 only).
<b>IN ATTENDANCE:</b>	Planning Officer (GJ), Highways Officer (JAR).
<b>APOLOGIES:</b>	None received.
<b>ALSO PRESENT:</b>	None

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**1. 44C102A – Outline application for the erection of a dwelling with all matters reserved on land to the rear of Hazelbank, Rhosybol**

The Planning Officer gave an introduction and explained that the current access would be used for the development.

The Highways Officer explained that the existing wall would be reduced to 1 metre for the first 2 metres so that the required visibility could be achieved.

The Planning Officer then gave an introduction on the proposed site and explained that we were recommending refusal as it was considered tandem development.

Clarification was sought regarding the boundary of the application site.

Questions were further asked whether the existing buildings would be demolished. In response the Officers confirmed that they would be demolished, however was not part of the red line of the application site.

**2. 17C226G – Full application for alterations and Extensions at Gernant, Llandegfan**

The Planning Officer gave an introduction and explained briefly the history of the site. Previous extensions were shown to the members and the proposed new extension was explained.

Clarification was sought if the garage would be taken out as it would reduce the % increase of the extensions. The Planning Officer explained that the garage was part of the proposal.

**COUNCILLOR R.O. JONES  
VICE-CHAIR IN THE CHAIR**



6.1

Gweddill y Ceisiadau

Remainder Applications

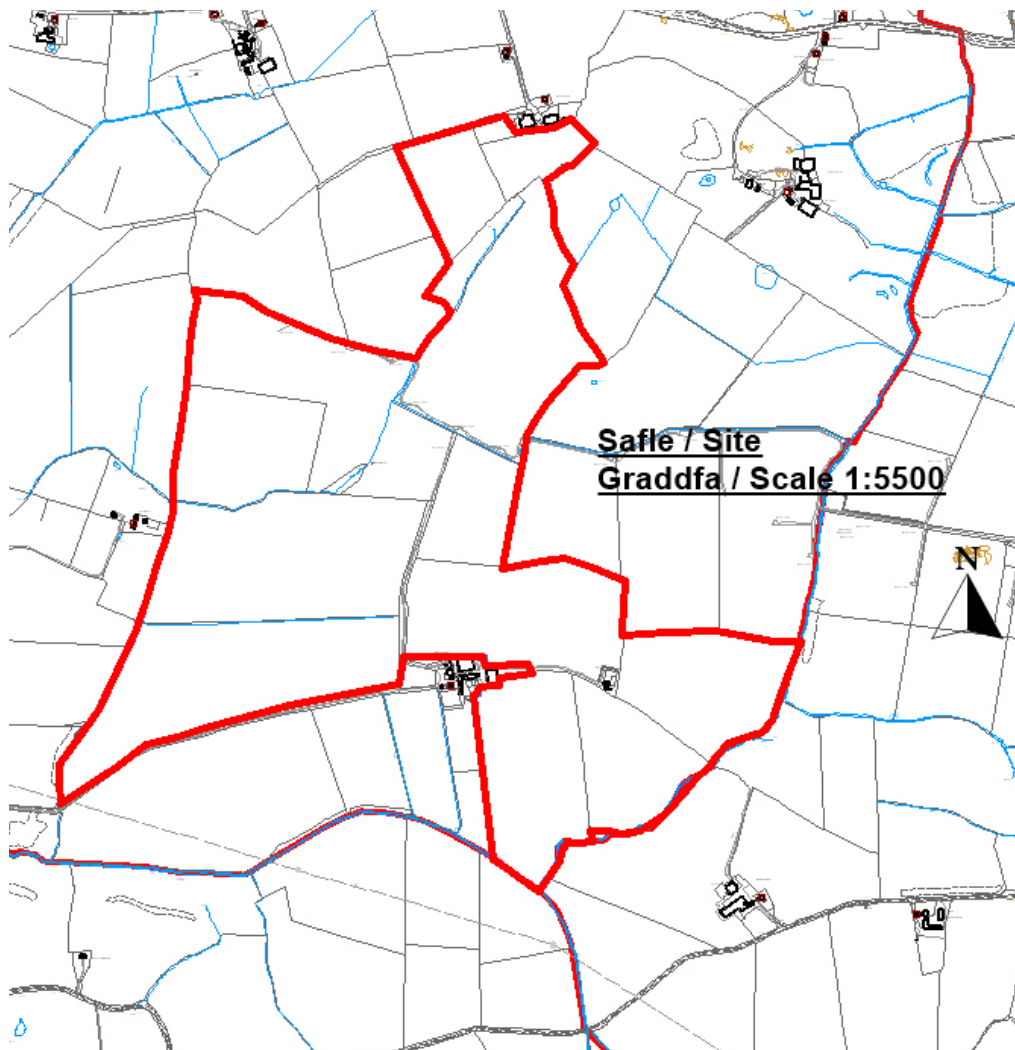
Rhif y Cais: **20C310B/EIA/RE** Application Number

Ymgeisydd Applicant

**Countryside Renewables (North Anglesey) Ltd**

**Cais llawn ar gyfer adeiladu fferm arae solar 49.99MWp ynghyd ag offer a isadeiledd cysylltiedig a gwaith ategol ar dir ger / Full application for the construction of a 49.99MW solar array farm together with associated equipment, infrastructure and ancillary works on land adjacent to**

**Rhyd y Groes, Rhosgoch**



**Planning Committee: 05/10/2016**

**Report of Head of Regulation and Economic Development Service (MTD)**

**Recommendation:**

Defer

To allow assessment of further information received from the Agent.



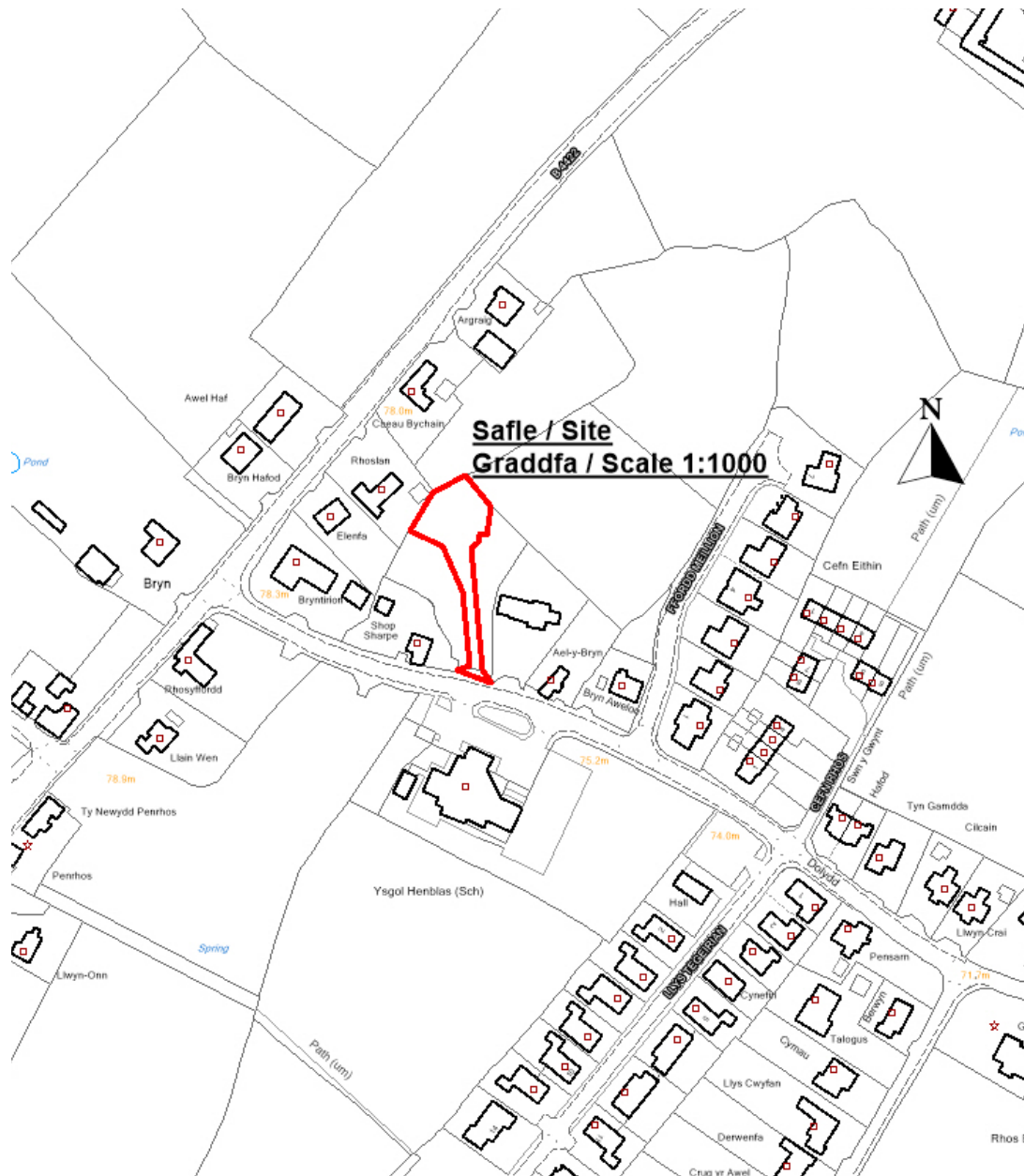
Rhif y Cais: 36C338A Application Number

Ymgeisydd Applicant

Mr Steven Owen

Cais llawn i godi annedd ynghyd a chodi modurdy arwahan ar dir gyferbyn a / Full application for the erection of a dwelling and detached garage on land opposite

Ysgol Henblas, Llangristiolus



**Planning Committee: 05/10/2016**

**Report of Head of Regulation and Economic Development Service (NJ)**

**Recommendation:**

Defer

**Reason for Reporting to Committee:**

As Members are aware the application was deferred at the Planning and Orders Committee meeting that was held on the 7th September, 2016 to await further supporting details in respect of drainage and highways.

The additional supporting information has now been received and in order that the statutory consultation and publicity process can be carried out the application will be presented to the 2nd November Planning and Orders Committee.

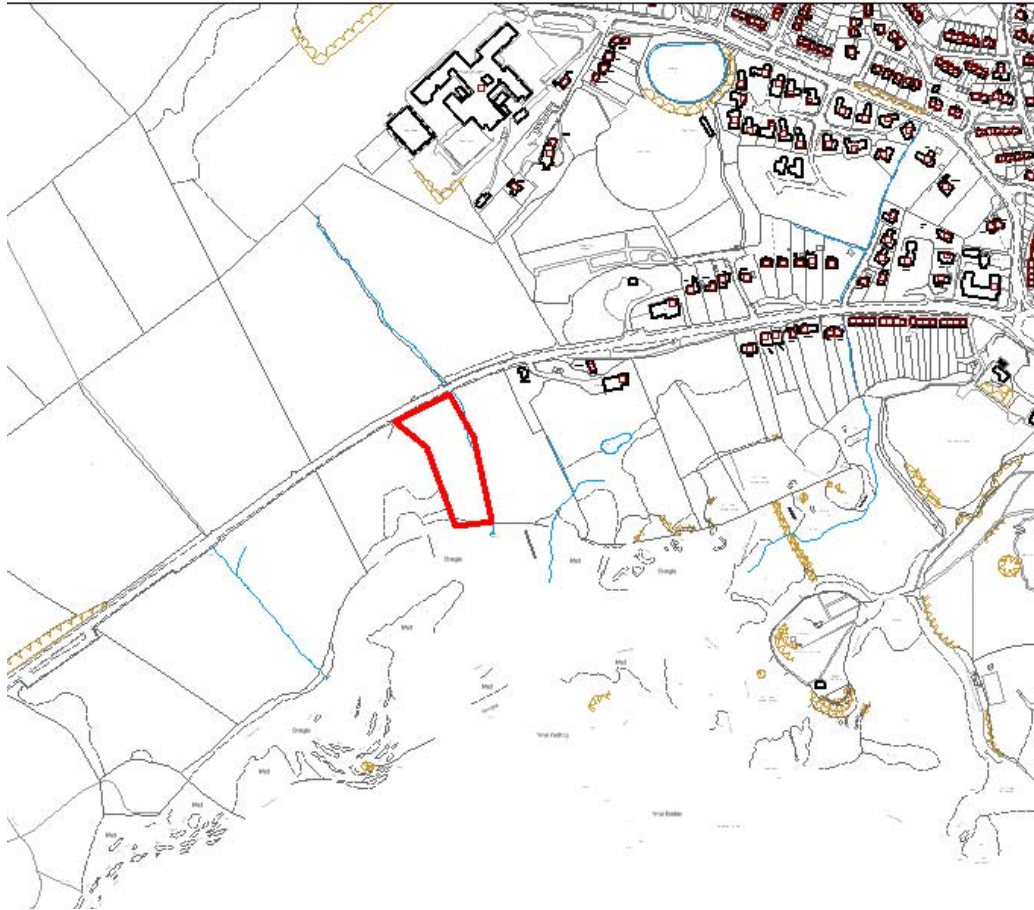
Rhif y Cais: **39C561/FR/TR** Application Number

Ymgeisydd Applicant

**Mr George Ulrich**

**Cais llawn ar gyfer codi Canolfan Zorb ynghyd a chreu mynedfa i gerbydau a maes parcio ar dir ger / Full application for the erection of a Zorb Centre together with the construction of a vehicular access and car park on land adjacent**

**The Lodge, Ffordd Caergybi / Holyhead Road, Porthaethwy / Menai Bridge**



**Planning Committee: 05/10/2016**

**Report of Head of Planning Service (GJ)**

**Recommendation:**

**Defer**

The application has been deferred. The latest changes to the application are on such a scale that another consultation exercise will be required. In view of this, it is intended to withdraw the application from the committee until there is more clarity regarding the proposal.

7.1

Gweddill y Ceisiadau

Remainder Applications

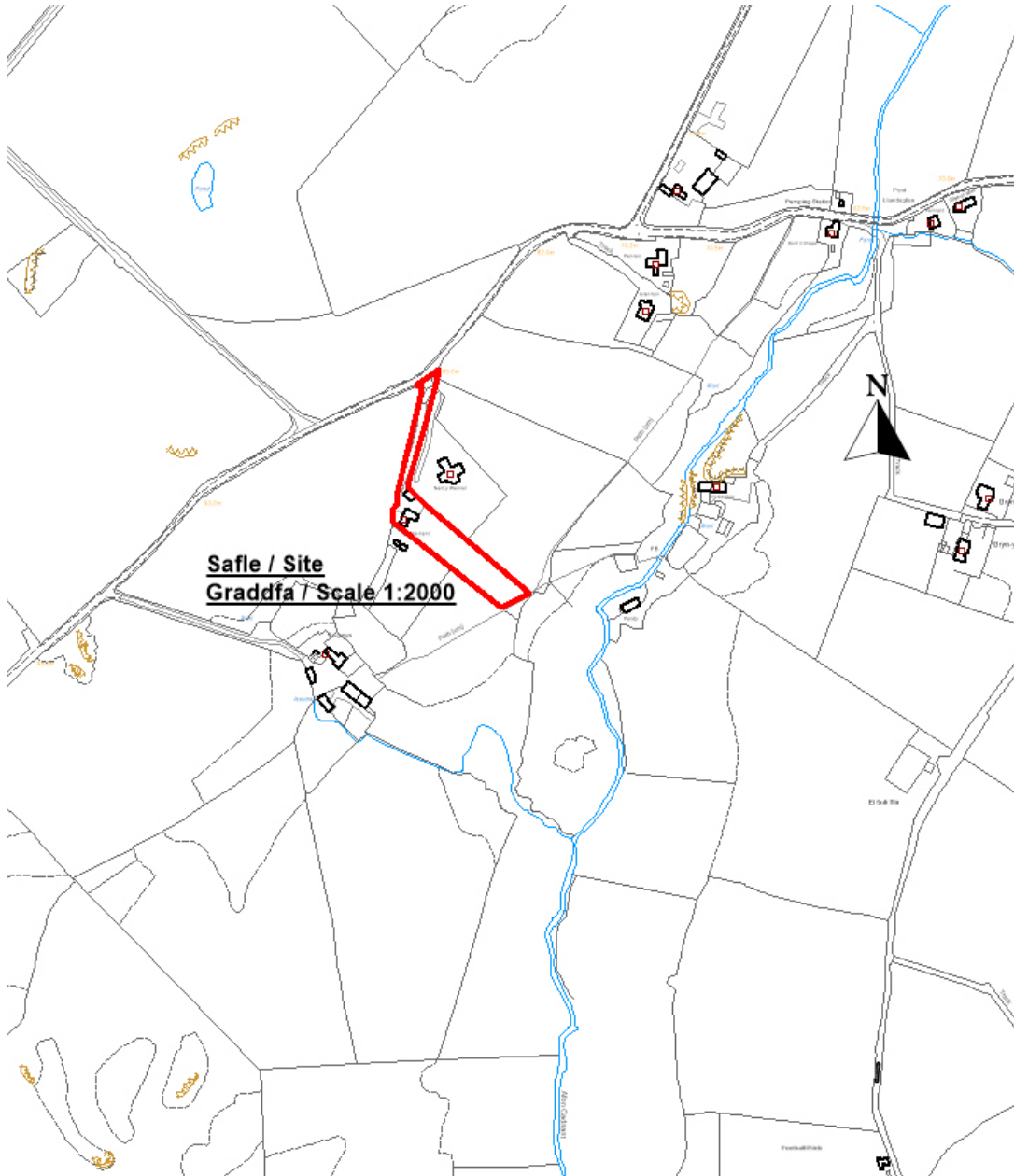
Rhif y Cais: **17C226G** Application Number

Ymgeisydd Applicant

**Mr & Mrs Arwyn & Einir Williams**

**Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at**

**Ger y Nant, Llandegfan**



**Planning Committee: 05/10/2016**

**Report of Head of Regulation and Economic Development Service (GJ)**

**Recommendation:**

Refuse.

**Reason for Reporting to Committee:**

The application is presented to the Planning and Orders Committee at the request of two Local Members.

At its meeting on the 7<sup>th</sup> September 2016 committee members recommended that a site visit should take place. The site visit took place on the 21<sup>st</sup> September and members are now aware of the site and its settings.

**1. Proposal and Site**

The application is a full application for alterations and extensions at Ger Nant, Llandegfan.

**2. Key Issue(s)**

The key issue is whether the proposed scheme is acceptable and complies with policy.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy  
Policy 31 – Landscape  
Policy 42 – Design  
Policy 55 – Conversions  
Policy 58 - Extensions

**Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design  
Policy D29 - Design

**Stopped Unitary Development Plan**

Policy GP1 – General Control Guidance  
Policy GP2 – Design  
Policy EN1 – Landscape  
Policy HP7a – Extensions  
Policy HP8 - Rural Conversions

**Planning Policy Wales (8<sup>th</sup> Edition), January 2016**

**Technical Advice Note 12 – Design**

**4. Response to Consultation and Publicity**

**Local Member Lewis Davies** – Call in to the Planning and Orders Committee

**Local Member Carwyn Jones** – Call in to the Planning and Orders Committee

**Local Member Alwyn Rowlands** – No response received at the time of writing this report

**Community Council** – No response received at the time of writing this report

## **Welsh Water – Standard Comments**

## **Natural Resources Wales – Standard Comments**

**Public Consultation** – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 10/08/2016. At the time of writing this report no observations had been received.

### **5. Relevant Planning History**

17C226 – Erection of a stable block on land at Nant y Wennol, Llandegfan – Approved 07/03/94

17C226A – Conversion of stable block into a dwelling together with alterations and extensions and installation of a new septic tank at Nant y Wennol, Llandegfan – Approved 14/12/04

17C226B – Amended plans to recently approved 17C226A for the conversion of a stable block into a dwelling at Nant y Wennol, Llandegfan – Refused 09/12/05

17C226D – Alterations and extensions together with the formation of a new driveway at Nant y Wennol, Llandegfan – Approved 05/10/06

17C226E – Erection of a detached double garage at Gernant, Llandegfan – Approved 20/12/10

17C226F – Full application for alterations and extensions to Gernant, Llandegfan – Withdrawn 24/03/16.

### **6. Main Planning Considerations**

#### **Background to the application site**

Planning permission was obtained under planning application 17C226A for the conversion of a stable block into a dwelling under the provisions of Policy 55 (Conversion) of the Ynys Mon Local Plan.

#### **Policy Considerations**

Policy 55 of the Ynys Mon Local Plan states;

The conversion to a dwelling or holiday accommodation of an existing building which is not located within or on the edge of a settlement will only be permitted where:-

- i. The building is structurally sound and capable of conversion without extensive rebuilding or extension tantamount to the erection of a new dwelling.
- ii. Any inherent characteristics of merit in the building are retained and any features of historical or architectural importance are safeguarded.
- iii. The conversion scheme respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that significant enhancement of the appearance of the building will be secured.
- iv. The proposal, including any associated curtilage and infrastructure, would not result in an undesirable intrusion into the landscape, or harm the amenities of the locality.
- v. Satisfactory access, parking, amenity space, and sewerage arrangements are provided.

Policy HP8 of the Stopped Unitary Development Plan states;

The conversion to a dwelling or holiday accommodation of an existing building, which is located in a cluster, hamlet, or in open countryside will be permitted where :

- i) the building is structurally sound and capable of conversion without extensive rebuilding or

extension which would be equivalent to the erection of a new dwelling; and  
ii) any inherent characteristics of merit in the building are retained and any features of historical or architectural importance are safeguarded; and

iii) the scheme of conversion respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that significant enhancement of the appearance of the building will be secured; and

iv) the proposal, including any associated curtilage and infrastructure, would not result in an undesirable intrusion into the landscape, or harm the amenities of the locality; and

v) satisfactory access, parking, amenity space, and sewerage arrangements are provided.

The Supplementary Planning Guidance on Rural Conversions states that extensions must be subservient to the original structure and schemes should adopt the principle of adapting to the building rather than radically changing its appearance to suit the new use.

### **Main Planning Considerations**

The application site is not located within a recognised settlement or boundary and is located in the open countryside.

The original stable block measured 79.3 square metres and alterations and extensions were later approved under application reference 17C226D which amounted to an extension of 24.75 square metres (equivalent of 30% increase). Another subsequent application was approved for a detached double garage amounting to 41.89 square metres.

### **The Proposal**

This application is for further alterations and extensions to the building amounting to a 100.94 square metres (equivalent to 125%) increase.

This would amount to a 155% increase on the original outbuilding located in the open countryside.

Whilst accepting that it can be argued that the current proposals do enhance the appearance of the building, it is not considered that this application complies with the spirit of Policy 55 of the Ynys Mon Local Plan and Policy HP8 of the Stopped Unitary Development Plan which seeks to respect the character, scale and setting of the existing building. The policy goes on to state that the building should be capable of conversion without extensive re-building or extension which would be equivalent to the erection of a new dwelling.

### **7. Conclusion**

The application does not comply with Policy 55 of the Ynys Mon Local Plan or Policy HP8 of the Stopped Unitary Development Plan.

The proposal would provide a further 125% increase in floor area which is over and beyond the criteria of the policies stated above located in an open countryside location. If the application would be approved it would set a precedent for further applications to be approved in the future.

### **8. Recommendation**

#### **Refuse**

(01) The amount of extension go well beyond what could reasonably be described as minor external alterations. The proposal is therefore contrary to Policy A6 of the Gwynedd Structure Plan, Policy 55 of the Ynys Môn Local Plan, Policy HP8 of the stopped Unitary Development Plan and advice contained within Planning Policy Wales (8th Edition), Technical Advice Note 6: Planning for Sustainable Rural Communities and Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment.



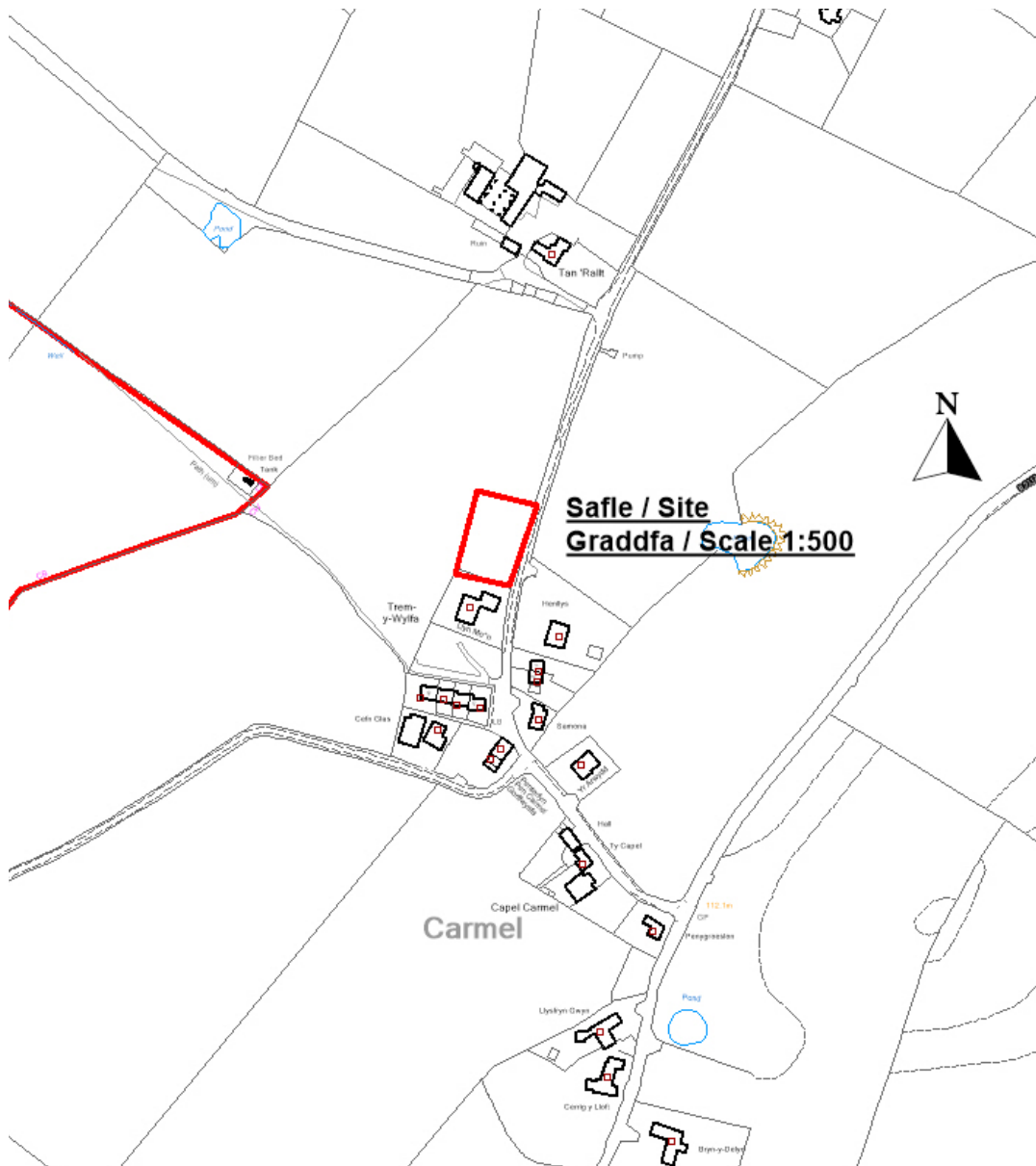
Rhif y Cais: **25C255A** Application Number

Ymgeisydd Applicant

**Mrs Medwen Roberts**

**Cais amlinellol ar gyfer codi annedd gyda'r holl materion wedi'u gadw'n ôl ar dir yn / Outline application for the erection of a dwelling with all matters reserved on land at**

**Tan Rallt, Carmel**



**Planning Committee: 05/10/2016**

**Report of Head of Regulation and Economic Development Service (MTD)**

**Recommendation:**

Refuse.

**Reason for Reporting to Committee:**

The application is being presented to the Planning Committee as it has been referred to committee by Local Member LI M Huws.

At its meeting held on the 27<sup>th</sup> July, 2016 the Members resolved to undertake a site visit prior to determining the application. The site was visited on the 17<sup>th</sup> August, 2016 and members will now be familiar with the site and its setting.

Members have visited the site and resolved to approve the application contrary to officer's recommendation at the last committee meeting.

**1. Proposal and Site**

The proposal is for outline planning for the erection of a dwelling with full details of access reserved on land adjacent Llynnon (Llyn Mon on plan).

**2. Key Issue(s)**

The key issue is whether the proposal complies with current policies and whether the proposal will affect amenity.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

**Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D29 - Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP4 – Villages

**4. Response to Consultation and Publicity**

**Community Council** – Raise no objection

**Local Member LI M Huws** - Has requested the application be referred to committee for a site visit.

**Highways Authority** – Conditional approval

**Welsh Water** – No objection

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties.

Four letters have been received points raised include;

- Remove land from an agricultural holding
- Would create additional traffic in a rural area along a lane which is unsuitable
- There are no shops/doctors nearby
- The area of land should be for landscaping as per the planning permission for Llynnon
- There is a covenant on this land which has yet to be satisfied
- The site is outside Policy 50 and would create ribbon development
- The access will cause problems to property opposite
- Possible drainage problems
- The Committee works as a jury, so I would like assurance that no member is related to or has association with the applicant and what is the makeup of the committee (this letter has been passed to the Council Solicitor to reply to)

### **5. Relevant Planning History**

25C255: Outline application for the erection of a dwelling with all matters reserved on land adjacent to Tan Rallt, Carmel. Withdrawn – 27/05/2016

### **6. Main Planning Considerations**

Members resolved to approve the application as they considered that the site formed part of the settlement and its development could be viewed as an acceptable addition.

Response

Whilst the site is adjacent to an existing dwelling it forms part of an agricultural field and would extend into the open rural landscape harming the character of the locality and as such its development cannot be viewed as an acceptable extension to the settlement.

### **7. Recommendation**

#### **Refuse**

(01) The proposed dwelling would be located in a position which would be poorly related to the existing form of development intruding into a rural landscape and detrimental to the amenities thereof.

### **8. Other Relevant Policies**

**Technical Advice Note 12: Design**

**SPG – Design Guide for the Urban and Rural Environment**

**Planning Policy Wales 8<sup>th</sup> Edition**

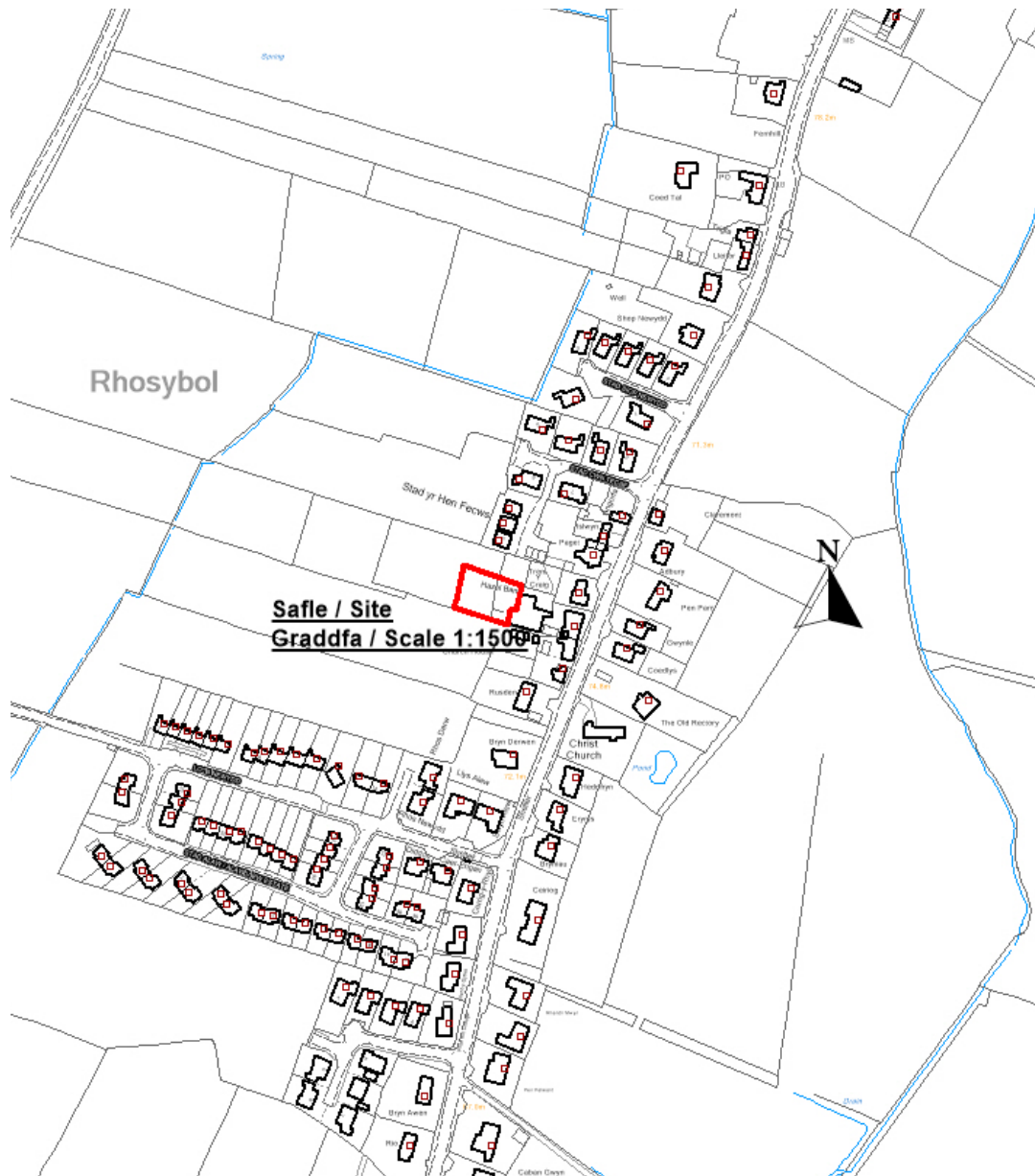
Rhif y Cais: **44C102A** Application Number

Ymgeisydd Applicant

**Ms Roma Rerrie**

**Cais amlinellol ar gyfer codi annedd gyda'r holl materion wedi'u gadw'n ôl ar dir tu ôl i /  
Outline application for the erection of a dwelling with all matters reserved on land to the rear of**

**Hazelbank, Rhosybol**



**Planning Committee: 05/10/2016**

**Report of Head of Regulation and Economic Development Service (GJ)**

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

The application is presented to the Planning and Orders Committee at the request of the Local Member.

At its meeting held on 7<sup>th</sup> September 2016 committee members recommended that a site visit should take place. The site visit took place on the 21<sup>st</sup> September and the members are now aware of the site and its settings.

**1. Proposal and Site**

The application is a full application for the erection of a dwelling with all matters reserved on land to the rear of Hazelbank, Rhosybol.

**2. Key Issue(s)**

The key issue is whether the proposed scheme is acceptable and complies with policy.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

**Gwynedd Structure Plan**

Policy A2 - Housing

Policy A3 - Housing

Policy D4 – Location, Siting and Design

Policy D29 - Design

**Stopped Unitary Development Plan**

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape

Policy HP4 – Villages

**Planning Policy Wales (8<sup>th</sup> Edition), January 2016**

**Technical Advice Note 12 – Design**

**4. Response to Consultation and Publicity**

**Local Member Aled Morris Jones** – Call in to the Planning and Orders Committee

**Local Member Richard Owain Jones** – Call in to the Planning and Orders Committee

**Local Member William Hughes** – No response received at the time of writing this report

**Community Council** – Comments

**Highways** - No response at the time of writing the report

**Drainage** – No response at the time of writing the report

**Welsh Water** – Conditional Approval

**Public Consultation** – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 10/08/2016. At the time of writing the report two letters giving comments were received. The main comments as follows:-

- Minimal disruption should take place to neighbours
- A 2 metre high fence should be built on the boundary wall once the building has been demolished
- The work should not interfere with existing boundaries

## **5. Relevant Planning History**

44C102 - Erection of a building for car repairs together with the formation of a new vehicular access - 27/06/90 – Withdrawn

## **6. Main Planning Considerations**

**Policy** - Rhosybol is identified as a Listed Settlement under Policy 50 of the Ynys Mon Local Plan and as a Village under Policy HP4 of the Stopped Unitary Development Plan.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Mon Local Plan. The plot in question is located to the rear of Gorslwyd Fawr and extends into an open field.

Policy HP4 of the Stopped Unitary Development Plan states that residential development within the village development boundary will be permitted providing that the listed criteria are met. The land in question lies within the village boundary of the Stopped UDP.

Policy A2 of the Gwynedd Structure Plan states that new housing should be located within or on the edge of settlements at a scale which reflects the settlements existing population at a proportion of the total population of the relevant district.

Paragraph 9.3.3 of Planning Policy Wales states that insensitive infilling, or cumulative effects of development or redevelopment, should not be allowed to damage an area's character or amenity

Paragraph 9.3.4 of Planning Policy Wales states that in determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity.

The application site lies to the rear of existing residential properties and access to the site is via an existing track. Whilst encouraging carefully designed higher density development in accessible sites Planning Policy Wales does state that tandem development should be avoided. Policy 1 of the Ynys Mon Local Plan and Policy GP1 of the stopped Unitary Development Plan refers to the need to ensure that development does not cause significant harm to people, general amenity, residential amenity and the environment.

Paragraph 9.2.13 of Planning Policy Wales identifies tandem development as 'development, consisting of one house immediately behind another and sharing the same access, may cause difficulties of access to the house at the back and disturbance and lack of privacy to the house in front, and should be avoided.

The site lies to the rear of Hazelbank, Rhosybol. It is considered that the proposal would result in a dwelling being situated immediately to the rear of existing properties and therefore would not reflect

the general pattern of development and would be out of character with the surrounding area. The proposal would constitute tandem development thus detrimentally affecting the character and appearance of the locality which is contrary to the policies listed above.

## **7. Conclusion**

The proposal would result in tandem form of development.

## **8. Recommendation**

### **Refuse**

(01) The proposal would result in tandem development which would be out of character with the existing pattern of development thus detrimentally affecting the character and appearance of the locality and the amenities of the existing and proposed occupiers. The proposal is, therefore, contrary to Policy A2, A3, D4, D28 and D29 of the Gwynedd Structure Plan, Policies 1, 42, 48 and 50 of the Ynys Môn Local Plan, Policies GP1, GP2 and HP4 of the stopped Unitary Development Plan and the provisions of Planning Policy Wales (8<sup>th</sup> Edition).

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12.1

Gweddill y Ceisiadau

Remainder Applications

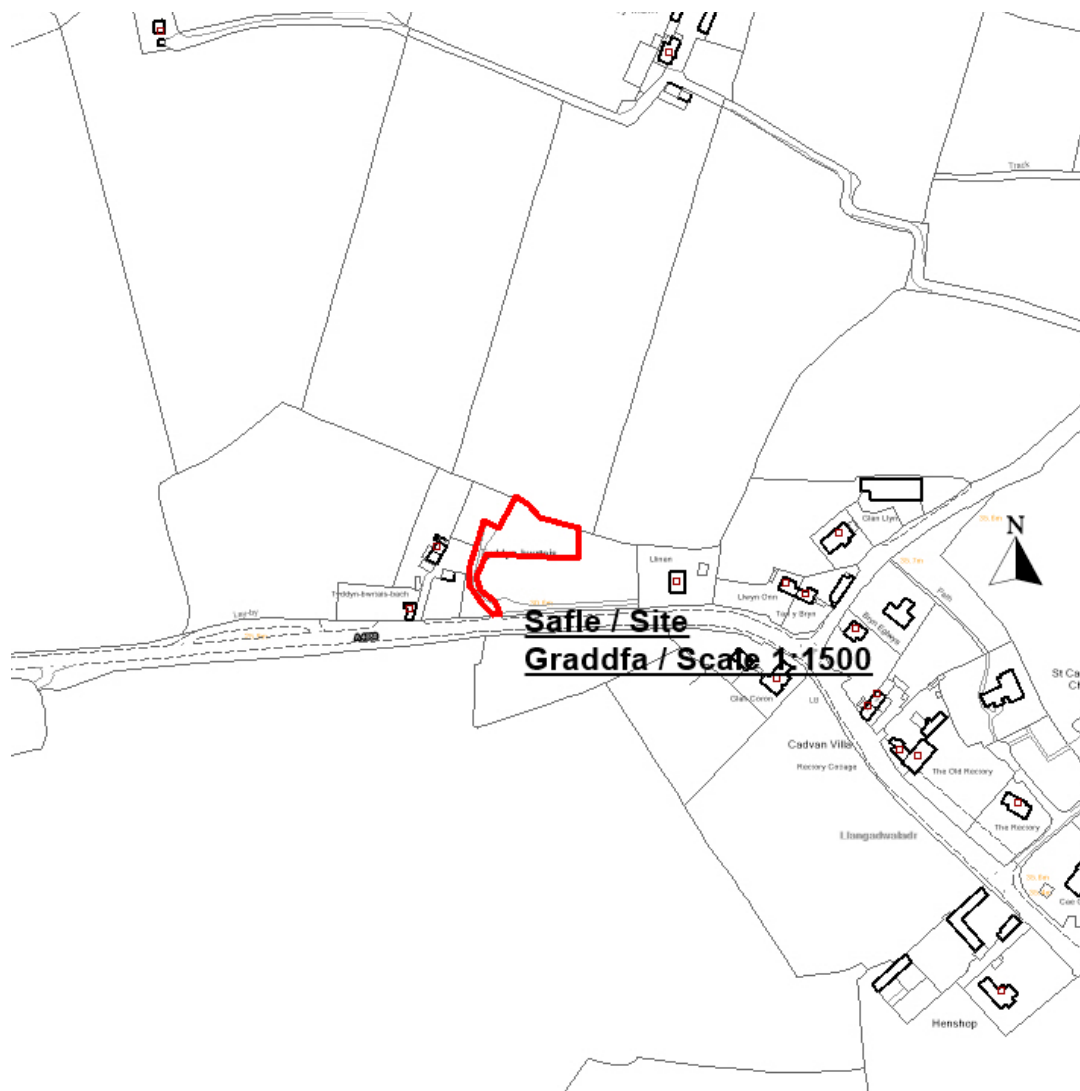
Rhif y Cais: **15C215C** Application Number

Ymgeisydd Applicant

**Mr Alvan Jones**

**Cais llawn i godi annedd ynghyd a gosod tanc septic ar dir ger / Full application for the erection of a dwelling together with the installation of a septic tank on land adjacent to**

**Tyddyn Bwrtais, Llangadwaladr**



**Planning Committee: 05/10/2016**

**Report of Head of Regulation and Economic Development Service (SCR)**

**Recommendation:**

Refuse

**Reason for Reporting to Committee:**

At the request of the Local Member

**1. Proposal and Site**

The proposal is a full application for the erection of a large detached 4/5 bedroom dwelling together with the installation of a septic tank. The existing access which serves Llinan is to serve the new dwelling.

The site is located on land adjoining the two storey cottage known as Tyddyn Bwrtais. The site is situated in the corner of an open field which lies between the properties known as Llinan and Tyddyn Bwrtais. The dwelling, known as Llinan, lies in the opposite corner of the field and was approved by the Planning and Orders Committee contrary to Officer Recommendation in 2006. Llinan is owned by the current applicants' brother and the applicants mother lives in the dwelling known as Tyddyn Bwrtais.

**2. Key Issue(s)**

The applications main issues are whether the proposal complies with current local and national policies and whether the proposal will have an adverse effect on the surrounding area which is designated as an Area of Outstanding Natural Beauty.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 30 - AONB

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 50 – Listed Settlement

Policy 53 – Housing in the Countryside

**Gwynedd Structure Plan**

Policy A6 – New dwellings in the open countryside

Policy D1 - Environment

Policy D4 – Location, Siting and Design

Policy D29 – Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 - AONB

Policy HP4 – Villages

**Planning Policy Wales, 2016, 8<sup>th</sup> Edition**

**Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment**

**Technical Advice Note 12 – Design**

#### **4. Response to Consultation and Publicity**

**Community Council** – No response to date

**Local Member, Cllr A Griffith** – Call-in

**Local Member, Cllr P Rogers** – No response to date

**Highways Authority** – Dim ymateb hyd yma

**Drainage Section** – Drainage details acceptable

**Welsh Water** – Standard comments

#### **Response from members of the public**

The proposal was advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of representations was the 23<sup>rd</sup> September; 2016 and at the time of writing this report no letters of representation had been received at the department.

#### **5. Relevant Planning History**

15C215 – Full application for the erection of a dwelling together with the installation of a septic tank on land adjacent to Tyddyn Bwrtais, Llangadwaladr – Refused 14/09/2015

15C215A/SCR – Screening opinion for the erection of a dwelling together with the installation of a septic tank on land adjacent to Tyddyn Bwrtais, Llangadwaladr – EIA not required 28/04/2015

15C215B/SCR - Screening opinion for the erection of a dwelling together with the installation of a septic tank on land adjacent to Tyddyn Bwrtais, Llangadwaladr – EIA not required 05/09/2016

#### **Site History of adjoining land**

*15C144 – Outline application for the erection of a dwelling together with alterations to an existing vehicular access and installation of a new septic tank on land at Tyddyn Bwrtais, Llangadwaladr – Refused 08/09/05*

*15C144A – Outline application for the erection of a dwelling together with alterations to an existing vehicular access and installation of a new septic tank on Tyddyn Bwrtais, Llangadwaladr – Approved 04/05/06 (Contrary to Officer Recommendation)*

*15C144B/DA - Detailed application for the erection of a dwelling and garage together with the installation of a new septic tank on land at Tyddyn Bwrtais, Llangadwaladr – Approved 29/08/06*

*15C35: Erection of a dwelling on part of OS 1328 Llangadwaladr : Withdrawn 03/02/89*

*15C35A: Outline planning application for the erection of 1 dwelling together with the construction of a new vehicular access at OS 1328 Llangadwaladr : Refused 05/07/04*

*15C35B: Outline planning application for the erection of 1 dwelling together with the construction of a new vehicular access at OS 1328 Llangadwaladr : Refused 08/09/05*

*15C35C: Outline application for the erection of a dwelling together with the installation of a new septic tank on part of OS 1328 near Glan Coron, Llangadwaladr: Refused 08/09/06*

*15C35D: Outline application for the erection of a dwelling together with the installation of a new septic tank on part of OS 1328, Llangadwaladr – Refused 08/03/07*

*15C35E: Outline application for the erection of a dwelling, construction of a vehicular access together*

*with the installation of a septic tank on land adjacent to Tyddyn Bwrtais, Llangadwaladr – Refused 09/01/12*

## **6. Main Planning Considerations**

The site is located on the edge of the hamlet of Llangadwaladr which is included as a Listed Settlement under Policy 50 of the Ynys Mon Local Plan and as a Hamlet and Cluster under Policy HP5 of the stopped Unitary Development Plan.

The proposed dwelling lies more than 50 metres away from the boundary of the adjoining property known as Llinan, (71 metre distance between the corner of the proposed dwelling and the front of Llinan).

Policy 50 of the Ynys Mon Local Plan includes Llangadwaladr as a Listed Settlement and states that single plots will be allowed within or on the edge of such settlements provided that they would not constitute an undesirable intrusion into the landscape or harm the character and amenities of the locality. Policy HP5 of the stopped Unitary Development Plan states that single dwellings will be permitted on 'infill' sites or other acceptable sites which are immediately adjacent to the developed part of the settlement and provided that they would not cause undue harm to the character of the group or any harmful visual intrusion into the surrounding landscape. Due to the distances between the proposed dwelling and the developed part of the hamlet the proposal is not considered as an acceptable 'infill' application. The erection of a dwelling on this site may result in the further residential development of the field which would have a detrimental impact on the locality.

The site is located outside the indicative frame of the hamlet under Policy HP5 of the stopped Unitary Development Plan and must therefore be considered as a countryside location. Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Local Plan and Policy HP6 of the stopped Unitary Development Plan allow residential development in the countryside only when there is a justifiable need for the dwelling to serve the functional requirements of an agricultural or forestry holding. The application is not submitted for an agricultural dwelling and there is no justification for departing from approved policies in this particular case.

The edge of the settlement is considered to be the dwelling known as Llwyn Onn which lies within the developed part of the settlement. The property known as Llinan lies 71 metres away from the proposed dwelling and Llinan lies 51 metres away from Llwyn Onn. Therefore due to these distance the proposal is not considered as an acceptable infill site or an acceptable extension to the village and the proposal is therefore contrary to current policies.

**Affect on surrounding area** - The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognises its importance in landscape quality and nature conservation terms.

The primary objective for an AONB designation is the conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONB's should in the first instance favour conservation of natural beauty.

The site is located on land next to Tyddyn Bwrtais, however Tyddyn Bwrtais does not lie within the developed part of the settlement. The developed part of the settlement lies to the east of the application site. The proposed dwelling is situated more than 130 metres away from the developed part of the settlement (Llwyn Onn). The application site is visually quite distinct from the developed part of the settlement due to the distances which separate the application site and developed part of the settlement.

The physical and visual separation of the plot from the hamlet would not in my opinion, conserve or enhance the natural beauty of the AONB but would constitute an undesirable intrusion into the landscape contrary to housing, landscape and general development control policies.

## **7. Conclusion**

The plot is visually separate from the hamlet and would constitute an undesirable intrusion into the

designated landscape, eroding the character and natural beauty of the Area of Outstanding Natural Beauty contrary to national and local planning policy and advice. The residential development of this parcel of land would make it difficult to refuse any further residential developments on the field thus having further detrimental impact on the surrounding area. The site is located outside the indicative frame of the hamlet under Policy HP5 of the stopped Unitary Development Plan and there is no agricultural justification for a dwelling on the site.

The development of the site is unacceptable in visual terms and it is not therefore appropriate for it to be considered as an exception site for affordable housing. The property known as Llinan was approved by the Planning and Orders Committee contrary to officer recommendation in 2006 and the cumulative impact of allowing these developments will have a seriously damaging effect on the character and natural beauty of the Area of Outstanding Natural Beauty and of the hamlet of Llangadwaladr itself.

Having considered the above and all other material considerations my recommendation is one of refusal as the residential development of the site conflicts with current policies.

## **8. Recommendation**

### **Refuse**

(01) The plot is separate from the hamlet of Llangadwaladr and the development of a dwelling in this location would constitute an undesirable intrusion into the landscape, which is designated an Area of Outstanding Natural Beauty, contrary to Policies A3, D1 and D29 of the Gwynedd Structure Plan, Policies 1, 30, 42, 48 and 50 of the Ynys Mon Local Plan and Policies GP1, GP2, EN2 and HP5 of the Stopped Unitary Development Plan, together with the advice contained within Planning Policy Wales (8<sup>th</sup> Edition).

(02) The local planning authority consider that the proposal would amount to the erection of a new dwelling in the countryside for which no long term need is known to exist for the purposes of agriculture or forestry; the development would therefore be contrary to the approved Policy A6 of the Gwynedd Structure Plan, Policy 53 of the Ynys Mon Local Plan and advice contained within Planning Policy Wales (8<sup>th</sup> Edition).

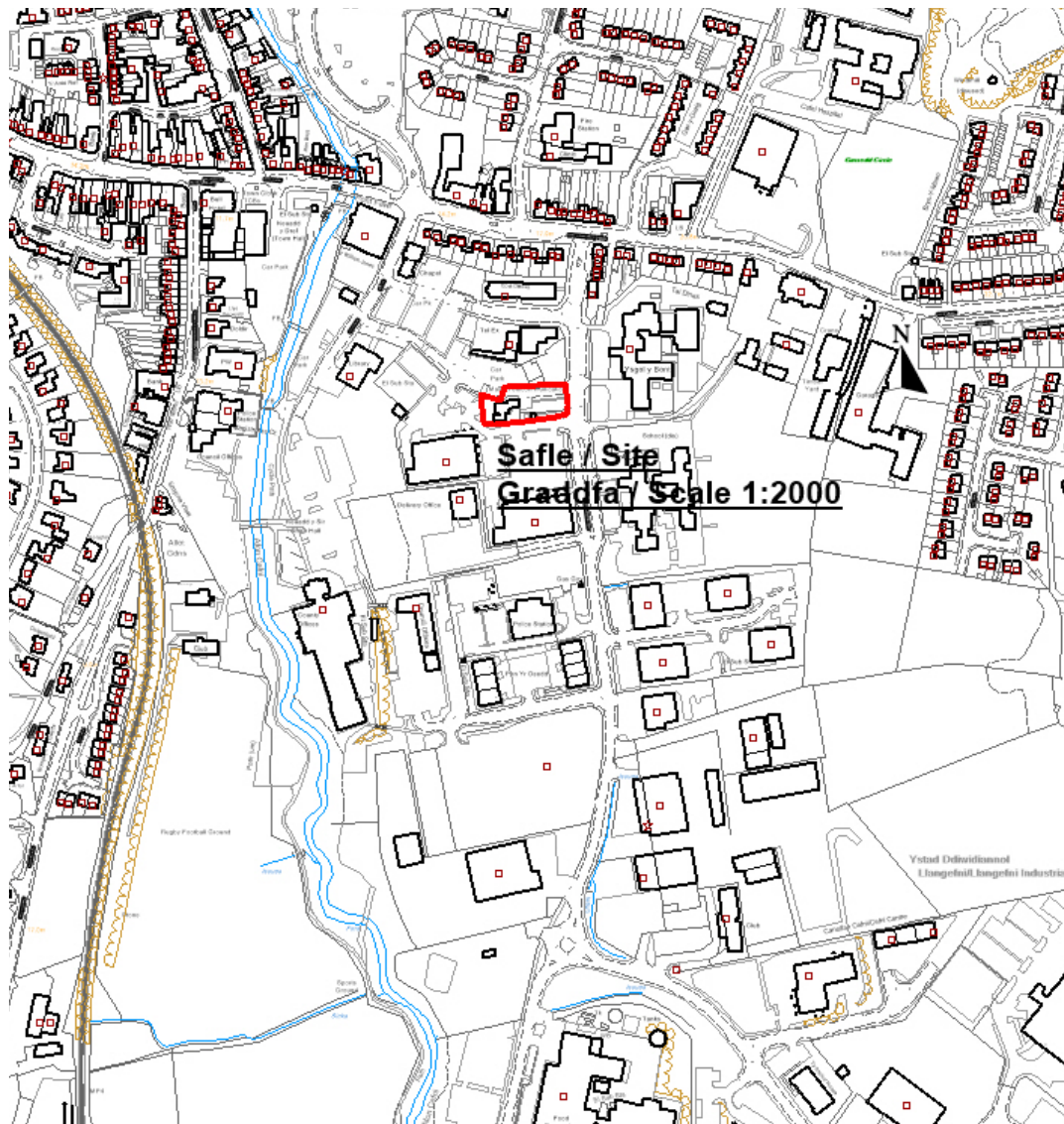
Rhif y Cais: **34C703** Application Number

Ymgeisydd Applicant

**Aldi Stores Ltd**

**Cais llawn i ddymchwel y swyddfa bresennol ynghyd a creu estyniad i faes parcio'r archfarchnad cyfagos / Full application for the demolition of existing office building together with the creation of an extension to the adjacent supermarket carpark at**

**Aldi, Llangefni**



**Planning Committee: 05/10/2016**

**Report of Head of Planning Service (MTD)**

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

This development involves Council owned land.

### **1. Proposal and Site**

The site is located alongside Industrial Estate Road and the Aldi and Lidl supermarkets and comprises an existing Council owned carpark and building. The site is accessed via the road which runs past the front of Llangefni Library.

It is proposed to demolish a former Council office building and construct a carpark thereon and redevelop part of the existing carpark for the use of Aldi Stores Ltd.

The proposals will provide an additional 50 parking spaces with a total of 133 overall. The existing car park which is to be redeveloped currently provides 27 spaces.

### **2. Key Issue(s)**

Whether the proposals are acceptable in policy terms and satisfy the requirements of the Highways Authority.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

Policy 1 - General Policy

Policy 26 - Car Parking

#### **Ynys Mon Unitary Development Plan (Stopped)**

Policy GP1 - Development Control Guidance

Policy GP2 - Design

#### **Gwynedd Structure Plan**

Strategic Policy 2

#### **TAN 18: Transport**

### **4. Response to Consultation and Publicity**

**Local Members:** No comments

**Town Council:** No comments

**Ecological Advisor:** No objection

**Highways:** Conditions

**Drainage:** Conditions

### **5. Relevant Planning History**

None relevant.

## 6. Main Planning Considerations

The increase in parking spaces will allow the store to trade more efficiently and access for customers will be improved. Additionally, given that customers will be able to park and leave their cars for up to 2 hours it is considered that there will be a net increase in the provision of parking spaces for people shopping in Llangefni as a whole.

The existing building given its age, size and design does not lend itself to other uses and as such its demolition is not objected to.

In respect of trees onsite the applicants agent is in discussions with the department and the scheme internal layout may be amended as a consequence of this

## 7. Recommendation

To **permit** the development subject to conditions.

**(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(02) Full details of any lighting to be provided as part of the scheme shall be submitted to the Local Planning Authority for its written approval prior to the commencement of any works.**

Reason: In the interests of amenity.

**(03) Prior to the commencement of any works details of the means of drainage of the proposals shall be submitted to and approved in writing with the Local Planning Authority.**

Reason: In the interests of amenity.

**(04) Prior to the commencement of works a Construction Traffic Management plan shall be submitted to the Local Planning Authority for its written approval.**

Reason: In the interests of amenity.

In addition the Head of Service be authorised to add to, remove or amend any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.



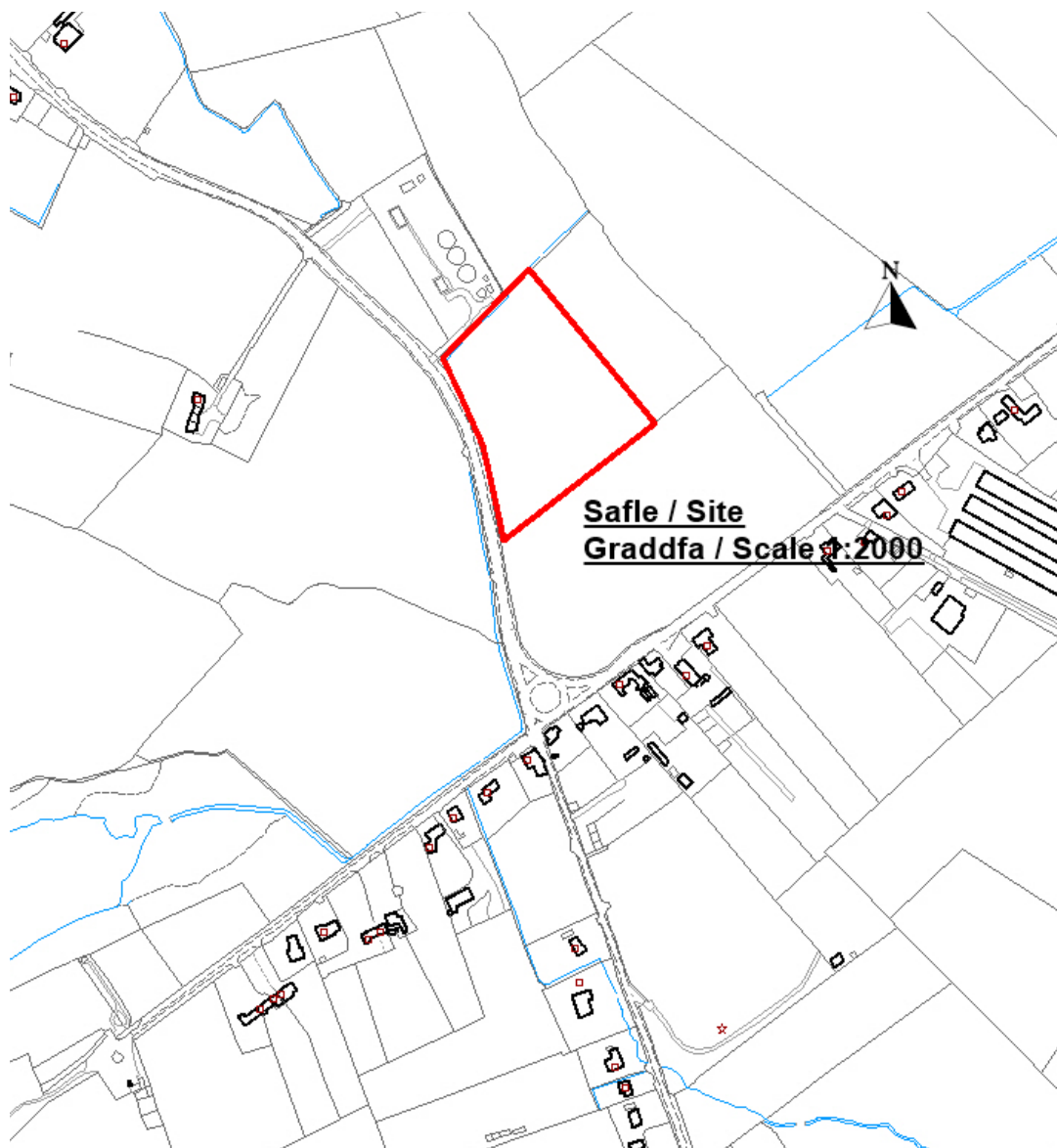
Rhif y Cais: **45C84M/ENF** Application Number

Ymgeisydd Applicant

**Kevin and Christine Barrie**

**Cais ôl-weithredol ar gyfer newid defnydd tir i fod yn gae chwarae ynghyd a creu mynedfa newydd yn / Retrospective application for the change of use of land into a playing field together with the construction of a new access at**

**Pendref, Penlon, Niwbwrch / Newborough**



**Planning Committee: 05/10/2016**

**Report of Head of Planning Service (JBR)**

**Recommendation:**

Permit.

**Reason for Reporting to Committee:**

At the request of the Local Member – Councillor Ann Griffith.

### **1. Proposal and Site**

The application is for retrospective planning permission for the change of use of land into a playing field together with the construction of a new access on land at Pendref, Penlon, Newborough.

The application site comprises part of an agricultural field and is located in the Penlon area of Newborough.

### **2. Key Issue(s)**

The key issues are whether or not the use of land as a playing field together with the construction of a new vehicular access is acceptable in terms of land use, highways and policy considerations.

### **3. Main Policies**

#### **Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 14 – Recreation and Community Facilities

Policy 26 – Car Parking

Policy 31 - Landscape

#### **Gwynedd Structure Plan**

Policy CH1 – Recreation and Tourist Development

Policy CH10 – Visitor Attractions and Countryside Recreation Facilities

Policy D3 – Landscape Conservation Areas

Policy D4 – Location, Siting and Design

Policy D7 – Agricultural Land

Policy D32 - Landscaping

Policy FF12 – Parking Provision

#### **Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy TR10 – Parking Standards

Policy TO11 – Sports and Leisure Facilities

Policy EN1 – Landscape Character

### **4. Response to Consultation and Publicity**

**Councillor Peter Rogers** – No response at time of writing report.

**Councillor Ann Griffith** – Request that the application be referred to the Planning and Orders Committee for determination.

**Highways** – Recommend conditional approval.

**Community Council** – Objection to the application on the ground that the site is too far from the main housing cluster to be a valuable asset to the community and there are sufficient facilities in the village

to meet the needs. There is currently no football team in the village, and the shared use of a local pitch would seem a more logical approach if sufficient need for a league structure can be proven. The provision of 10 car parking spaces does not appear to be sufficient. The location, along the busy A4080 is not conducive to extend pedestrian thoroughfare and is itself grounds for negativity towards the application.

## **Response to Publicity**

A total of 47 letters of objection have been received from 19 individual objectors together with 38 letters of support.

Copies of the objection and support letters are provided in the letters pack.

The main points raised in objection to the application are summarised as follows:

- The change of use of land to a playing field has already taken place without planning permission.
- The proposed use is inappropriate in this rural location and the application will lead to urbanisation of the hamlet of Penlon.
- The playing field is not needed or required as there are already sufficient facilities in the village.
- Concern regarding traffic parking along the busy 60mph road.
- Inadequate and dangerous access. The proposed new access does not negate the inherent traffic hazard it will create as there a visibility issues and a blind corner on a high speed road.
- Potential danger to traffic from footballs being kicked onto the highway.
- The site is located close to the designated Area of Outstanding Natural Beauty, SSSI, NNR and SAC.
- Concern regarding the potential noise, traffic and general disturbance from its use as a playing field.
  
- The development conflicts with structure plan, development plan and unitary development plan policies.
- The development will lead to the loss of productive agricultural land.
- The use of land as a playing field is not in keeping with the surrounding countryside and natural environment and would visually damage the landscape and setting.
- The land was purchased at auction by the applicants as agricultural land and should remain so.
- By its nature of being a sports facility, then it will eventually need facilities such as changing rooms, showers etc. to function. This application would therefore appear to be the 'tip of the iceberg'.
- If allowed it will provide a 'surrogate' car park for the benefit of the Marram Grass Café, thereby obtaining consent 'through the back door'. A planning application for a car park for the Marram Grass Café has already been refused in the neighbouring field.
- It is understood that there is no local football team in the village and therefore the fully lined, manicured, goaled and flagged playing field appears to be disproportionate to the latent usage.
  
- The ground is prone to becoming waterlogged after periods of heavy rain and would be unusable for playing or parking. Any proposed drainage work to remedy could cause flooding elsewhere.
  
- The site is next to the sewage treatment works with potential implications for water risk, Natural Resources Wales flood planning map is marked with 'issues'.
- The location would join Newborough with the hamlet of Penlon, which is unacceptable as it encroaches on the separation of the two areas.
- How do the applicants and Local Planning Authority plan to discharge their responsibilities under the Safety of Sport Ground Act 1975 and Fire Safety and Safety of Places of Sport Act 1987.

In response to the points raised above:

- It is acknowledged that the change of use of land has already taken place without first having obtained planning permission, however, the fact that the application is made retrospectively is irrelevant in its determination. It is not a criminal offence to carry out development without first obtaining any necessary planning permission. There are provisions within the Planning Act to allow for planning permission to be applied for retrospectively.
- The application is for the change of use of land to a playing field and with the exception of the erection of two goal posts and the formation of a new vehicular access, no other operational

development is proposed as part of the application. Further assessment as to the acceptability of the location will be provided in the main body of the report.

- With the exception of the playing field associated with the primary school in the village there is no other such facility in Newborough.
- A plan has been submitted as part of the application showing parking provision within the field; in addition, on the recommendation of the Highways Department, a proposed new access in the Western corner of the field is proposed. The Highways Department have recommended approval of the application subject to conditions.
- The potential for footballs being kicked into the road is acknowledged, however such playing fields are often located adjacent to highways and there are many playing fields in roadside locations across the island, the playing field at the Newborough Primary School being one such example, in addition no concerns have been raised by the Highways Department in respect of this particular issue.
- The application is not located within any environmentally sensitive designated area; it is however acknowledged that there are such areas nearby.
- It is acknowledged that there is likely to be some noise and general disturbance from the site particularly during scheduled football matches, however given that these would likely take place once or twice a week during the football season and be for a relatively short duration each time it is not considered that it is likely to give rise to such a level of noise and disturbance such that refusal of the application on these grounds could be justified.
- Assessment of the application against relevant development plan policies will be provided in the main body of the report.
- The application must be assessed and determined on its own merits and in accordance with relevant development plan policies. To say that the development will lead to the loss of productive agricultural land is not strictly true; the nature of the application is such that it could be easily returned to agricultural use.
- Assessment of the acceptability and visual impacts of the proposed use will be provided in the main body of the report
- No such facilities are proposed as part of the application which would in any event require planning permission. The Local Planning Authority are duty bound to consider the application as submitted and not on the basis of speculation as to what may or may not happen in the future. Notwithstanding this, the Local Planning Authority has expressed concern as regards any further potential development of the site and planting/landscaping is proposed along the roadside boundary which may mitigate against any further development. This should not however be taken as an acceptance of any such future development, which would need to be assessed on its own merits.
- The application must be assessed and determined on the basis of that submitted and on its own merits in accordance with relevant development plan policies. Development plan policies relating to developments of this kind require there to be adequate on-site parking provision. The Local Planning Authority is aware that an application for a 49 space car park on adjoining land has been refused, this application is however for the change of use of land to a playing field with associated parking, rather than a car park in its own right as was the case in the nearby application. Furthermore, in contrast to the nearby application, there is no proposal to provide any form of hardstanding within the parking area with vehicles simply parking within the field and consequently the reason that the nearby application was refused does not apply to this application.
- The application is for the use of the land as a playing field for the benefit of the whole community and not exclusively for a local football team, that there may not currently be a local football team is not therefore relevant to the determination of the application.
- That the ground is prone to becoming waterlogged during and after periods of heavy rain is not unusual and applies to playing fields across the island and beyond. It is common practice for pitch inspections to take place prior to any scheduled football matches in order to assess whether ground conditions are suitable and safe for play and matches are routinely called off/postponed on health and safety grounds when playing fields are waterlogged. No drainage works are proposed as part of the application.
- The area subject of the application is not in any known or designated flood risk area, in any case it is not considered that its use as a playing field with no proposed hardstandings or other operational development (bar the goal posts proposed new access) would lead to an increase in flood risk in the area. That the site is located adjacent to the sewage works is acknowledged and objectors have made reference to an incident at the sewage works several years ago which led to flooding and contamination of the field and that the field is marked with 'issues'. Following enquiries with Welsh Water, they have confirmed that they are not aware of any flooding or pollution incidents on their records. The reference to 'issues' relates to areas where water emerges (issues) from the land from

underground sources and is not a reference to issues or problems at the location, the meaning of the reference to 'issues' has therefore been misinterpreted.

- With the exception of the two goal posts and the formation of a new access, no other operational development is proposed as part of the application which is fundamentally for the change of use of land. It is not considered that this would join the village of Newborough with the hamlet of Penlon, which would remain as two separate and distinct areas.

- The Safety of Sports Ground Act 1975 relates to large sports stadia with a capacity of 10,000 spectators or more and s.26 of part III of the Fire Safety and Safety of Places of Sport Act 1987 applies to a sports ground which provides covered accommodation in stands where each stand provides covered accommodation for 500 or more spectators, neither of which apply in the context of this application.

## **5. Relevant Planning History**

None.

## **6. Main Planning Considerations**

The application is submitted following an enforcement investigation, for retrospective planning permission for the change of use of land to a playing field together with the construction of a new access.

The fact that the application is made retrospectively is irrelevant in its determination. It is not a criminal offence to carry out development without first obtaining any necessary planning permission. There are provisions within the Planning Act to allow for planning permission to be applied for retrospectively.

Paragraph 6 of Technical Advice Note 9: Enforcement of Planning Control states that in considering enforcement action, the decisive issue for the local planning authority should be whether the breach of planning control would unacceptably affect public amenity or the existing use of land and building meriting protection in the public interest. Enforcement action should be commensurate with the breach of planning control to which it relates; it is usually inappropriate to take formal enforcement action against a trivial or technical breach of control which causes no harm to public amenity. The intention should be to remedy the effects of the breach of planning control, not to punish the person(s) carrying out the breach. Nor should enforcement action be taken simply to regularise development for which permission had not been sought but is otherwise acceptable.

Policy 1 of the Ynys Mon Local Plan states that the Council will determine planning applications in accordance with policies and proposals in this Plan. In considering planning applications, the Council will take into account the listed criteria, which include:

- Access for disabled people
- The effect on pedestrian and vehicular travel patterns including the use of public transport, public rights of way and cycling
- Pollution or nuisance
- The extent to which siting, scale, density, layout and appearance, including external materials, fit in with the character of the area.
- Adequate and appropriate landscaping
- The effect on residential amenities
- The need to ensure that vehicular access, the roads leading to the site and parking provisions are safe and adequate.
- Protection of the best and most versatile agricultural land.

Policy 14 of the Ynys Mon Local Plan relates to Recreation and Community Facilities and states that the Council will permit the development of recreational and leisure facilities as shown on the proposals map... Other schemes will be permitted where they:-

- i. Increase the quality and range of facilities for local residents and visitors;
- ii. Relieve pressure on more environmental sensitive areas;
- iii. Increase public access to open areas which have recreational value.

Policy 26 of the Ynys Mon Local Plan states that proposals for development will be expected to incorporate adequate and appropriate amounts of on-site parking.

Policy 31 of the Ynys Mon Local Plan states that with the exception of the AONB, and that land which falls within the settlement boundaries in the Plan, the island is designated as a Special Landscape Area. Proposals for development in the SLA will be expected to have particular regard to the special character of their surroundings. In considering the landscape impact of any proposal, the Council will need to be satisfied that the development can be fitted into its surroundings, without unacceptable harm to the general landscape character, before planning permission is granted.

Policy CH1 of the Gwynedd Structure Plan states that proposal for recreation and tourist development will be permitted where they accord with the policy framework of this plan which is aimed at the creation of employment, and the safeguarding of the environment and local community.

Policy CH10 of the Gwynedd Structure Plan states that the County Council will support the development of visitor attractions and countryside recreation facilities which are compatible with the culture, history and natural environment of Gwynedd, offer additional all-weather facilities to complement the existing natural attractions of the County and which do not have a detrimental effect on the environment and local community.

Policy D3 of the Gwynedd Structure Plan states that Outside of the Snowdonia National Park and Areas of Outstanding Natural Beauty, planning authorities will seek to identify landscape conservation areas, including those shown on the key diagram, in order to conserve their attributes and they will have particular regard to the special character of each locality when considering proposals for development. In order to minimise its impact, development will only be permitted if it is capable of being satisfactorily integrated into the landscape.

Policy D4 of the Gwynedd Structure Plan states that careful location, siting and design will be a material consideration in the determination of all applications for development in order to minimise any adverse impact on the environment.

Policy D7 of the Gwynedd Structure Plan states that the retention in farming use of agricultural land within classification grades 1, 2, and 3A will be encouraged through the control of development.

Policy D32 of the Gwynedd Structure Plan states that all applications should show due regard to their site configuration and include proposals to provide suitable landscaping schemes where appropriate.

Policy FF12 of the Gwynedd Structure Plan states that the County Council will relate the parking provision to be required in connection with all forms of development, redevelopment or change of use to the appropriate current standards. These standards will be related to the type and density of the proposed development, its location and the ability of the surrounding highway network to cater for increased traffic flow.

Policy GP1 of the Stopped Unitary Development Plan provides development control guidance and requires consideration of the listed criteria which include:

- Adequate provision for people with disabilities and the requirements of the disability legislation.
- Accounts for the effect on pedestrian and vehicular traffic patterns including the use of public transport, public rights of way and cycling.
  
- Minimises pollution or nuisance, and has regard for sustainable waste management
- does not cause **significant** harm to people, general amenity, residential amenity and the environment.
- Has adequate vehicular access and the roads leading to the site are safe and adequate and the highway network can accommodate the traffic generated.
- protects the best and most versatile agricultural land.
- safeguard and enhance the integrity and/or continuity of the environment, including archaeological sites, landscape features and corridors such as stone walls, cloddiau, hedgerows, trees, ponds and rivers.

Policy TR10 of the Stopped Unitary Development Plan states that proposal for development will be expected to comply with parking standards for both motor vehicles and bicycles.

Policy TO11 of the Stopped Unitary Development Plan states that the Council will permit sports and leisure facilities as indicated by proposals FF2-FF11 and FF22. Other new proposals for sports and leisure facilities, and the improvement and redevelopment of existing leisure centres and sports facilities, will be permitted in order to meet the leisure needs of residents and visitors provided the proposal does not cause **significant** harm to residential and visual amenity.

Policy EN1 of the Stopped Unitary Development Plan states that development will be required to fit into its surroundings without **significant** harm to the Landscape Character Areas.

Chapter 11 of Planning Policy Wales (Edition 8) relates to Tourism, Sport and Recreation and advocates the provision of sport and recreation facilities in appropriate locations, the Welsh Government supports the development of sport and recreation, and the wide range of leisure pursuits which encourage physical activity recognising that these activities are important for the well-being of children and adults and for the social and economic life of Wales.

The advice and guidance contained within Technical Advice Note 16: Sport, Recreation and Open Space aims to further integrate the links between health and well-being, sport and recreational activity and sustainable development in Wales through the development of land use planning guidance in accordance with policies set out in Planning Policy Wales.

As can be noted from the above references to local and national policies and guidance, a great deal of emphasis and support is given to developments which provide facilities for tourism, sport and recreation, subject of course to such developments being acceptable in terms of location, landscape and visual impact, impact upon general and residential amenity, accessibility and highways, transport and traffic considerations.

It can therefore be established that the principle of a playing field development is acceptable and it is therefore a question of whether such a use is acceptable in this location.

The application site is located in the Penlon area, a short distance from the village of Newborough and involves the change of use of land from agricultural use to a playing field.

The development involves very little physical development comprising of the erection of two goal posts and a new vehicular access, it is not therefore considered that the development has a significant or detrimental impact upon the character and appearance of the area, the landscape and visual impact of the development is therefore considered to be minimal, in addition the application incorporates a planting/landscaping scheme along the roadside boundary which will enhance the landscape and biodiversity environment and screen development and its associated activity to some extent from the highway.

Concerns have been raised regarding the impacts of the use on general and residential amenity in terms of noise and disturbance arising from activities undertaken at the site. Development plan policies require regard to be had to the impacts of development upon general and residential amenity, with the test being whether or not it would have **significant** harm. The nearest dwellings to the site are approximately 150m metres away and whilst it is anticipated that there is likely to be some noise and disturbance from the site when in use, particularly during scheduled football matches, given that these are likely to take place once or twice a week during the football season and for a relatively short duration each time it is not considered that it is likely to give rise to significant levels of noise and disturbance such that refusal of the application on these grounds could be justified.

Development plan policies require regard to be had to the sustainability of the location of the site and its effects on pedestrian and vehicular travel patterns including the use of public transport, public rights of way and cycling.

The site adjacent to the A4080 highway and is within walking distance of the village being located a little over ½km from the village centre and linked thereto by a pedestrian footway. The site is also

easily accessible to cyclists and by public transport with two bus stops in close proximity.

The site is therefore considered to be sustainable in terms of location and accessibility, including those with disabilities and the provision of such facility in this location would negate the need for people to travel further afield to access such facilities.

The application as originally submitted proposed use of the existing field access, however due to concerns raised regarding substandard visibility by the Highways Department, amended plans were submitted for a new vehicular access in the Western corner of the field which provides adequate visibility in addition it has been demonstrated that adequate parking provision can be provided within the field, the submitted plan shows 10 car parking spaces, but more can be accommodated should that be necessary. Consequently, access and parking arrangements are satisfactory and the highways department have no objection subject to conditions.

Concerns have been raised regarding the loss of agricultural land and I am mindful that development plan policies advocates the protection of the best and most versatile agricultural land. The application site involves the change of use of part of an agricultural field comprising of approximately 1.7ha. The land is not part of a working agricultural farm having been purchased along with the neighbouring field by the applicants in 2014. The land is classified as being of moderate quality and there is no evidence to suggest that the loss of this relatively small area of agricultural land would be detrimental to the agricultural sector. Furthermore the nature of the use is such that the land could easily be returned to agricultural use.

There is therefore some conflict in development plan policies which seek to support sport and recreation development whilst also protecting the best and most versatile agricultural land. Given that the application involves a relatively small area of moderate quality agricultural land it is considered that, on balance, the development plan policies in relation to leisure and recreation developments and the health and well-being benefits that such a use would bring to the local community outweigh the loss of this small area of agricultural land.

## **7. Conclusion**

The change of use of land to a playing field together with the construction of a new access is considered to be acceptable. It is not considered that the use of land as a playing field would have a significant or detrimental impact upon the character and appearance of the area or upon general and residential amenities.

## **8. Recommendation**

To **permit** the development subject to conditions.

**(01) Within 6 months of the date of this permission, the access hereby approved shall be laid out and constructed strictly in accordance with the submitted plan, unless otherwise agreed in writing with the local planning authority and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.**

Reason: To comply with the requirements of the Highway Authority in the interests of road safety

**(02) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 meters back from the nearside edge of the adjoining carriageway.**

Reason: To comply with the requirements of the Highway Authority in the interests of road safety

**(03) The parking accommodation as shown on the submitted plan shall be made available before the use hereby permitted is commenced and thereafter retained solely for those purposes.**

Reason: To comply with the requirements of the Highway Authority

**(04) The access shall be completed with a bitumen surface or other suitable surfacing material**



as may be agreed in writing with the Local Planning Authority for the first 5 metres from the nearside edge of the County Highway with the surface water before the use hereby permitted is commenced.

Reason: To comply with the requirements of the Highway Authority

**(05) Within 1 month of the access hereby approved being first brought into use, the existing access serving the site shall be permanently closed through reinstatement of the stone boundary wall unless otherwise agreed in writing with the Local Planning Authority.**

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

**(06) The site shall be landscaped and trees and shrubs shall be planted in accordance with the plan submitted on the 01.08.2016 – Drawing Number AL.0.9. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the grant of this permission. The said trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.**

Reason: To ensure that the development is in the interests of amenity.

**(07) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted under planning application reference 45C84M/ENF and listed below:**

<b>Drawing/ Document Number</b>	<b>Date Received</b>	<b>Plan Description</b>
-	27.11.2015	Location Plan
-	27.11.2015	Design & Access Statement
AL.0.9	01.08.2016	Block Plan

Reason: For the avoidance of doubt.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

#### **9. Other Relevant Policies**

**Planning Policy Wales (Edition 8)**

**Technical Advice Note 9: Enforcement of Planning Control**

**Technical Advice Note 16: Sport, Recreation and Open Space**

**One Wales – A Progressive Agenda for the Government of Wales (June 2007)**

**People, Places, Futures – The Wales Spatial Plan 2008 (update)**

**Climbing Higher: The Welsh Assembly Government Strategy for Sport and Physical Activity (January 2005)**

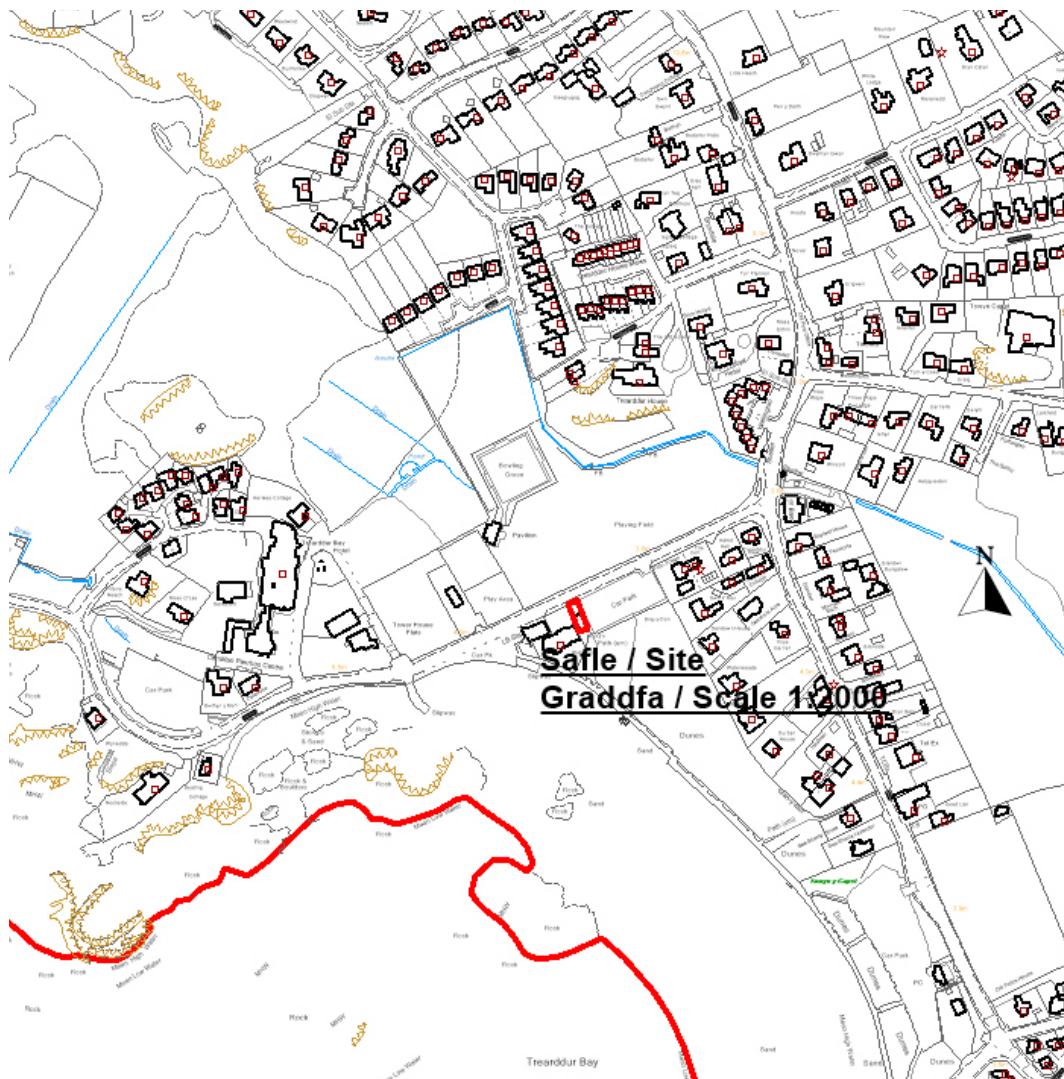
Rhif y Cais: **46C530B** Application Number

Ymgeisydd Applicant

**Miss L Bibby**

**Cais llawn i ddymchwel siop presennol ynghyd a chodi siop newydd yn ei le yn / Full application for the demolition of the existing shop together with the erection of a new shop in its place at**

**The Old Boat House, Lon Isallt, Bae Trearddur Bay**



**Planning Committee: 05/10/2016**

**Report of Head of Regulation and Economic Development Service (OWH)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The application has been called in by the Local Member.

**1. Proposal and Site**

The site is located on the seafront in Lon Isallt in Trearddur Bay. The site is adjacent to the public car park, the Waterfront Restaurant and Lifeboat Station. A public footpath is situated adjacent to the site. The existing building comprises of a single storey retail unit.

The proposal is for the demolition of the existing shop together with the erection of a new two-storey shop on the same footprint of the existing shop.

**2. Key Issue(s)**

The key issue is whether the proposed scheme is acceptable.

**3. Main Policies**

**Ynys Mon Local Plan**

Policy 1 – General Policy

Policy 5 – Design

Policy 19 – Shopping

Policy 26 – Car Parking

Policy 28 – Tidal Inundation

Policy 31 - Landscape

Policy 36 – Coastal Development

Policy 42 – Design

**Gwynedd Structure Plan**

Policy B1 – Employment

Policy D4 – Location, Siting and Design

Policy D5 - Coastal Development

Policy D29 – Design

Policy D32 – Landscape

Policy FF12 - Car Parking

**Stopped Unitary Development Plan**

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EP8 – Employment

Policy EP9 – Employment

Policy TR10 - Car Parking

Policy EN1 - Landscape

**Planning Policy Wales (8<sup>th</sup> Edition), January 2016**

**Technical Advice Note 12 – Design**

**4. Response to Consultation and Publicity**

**Councillor Trefor Lloyd Hughes** – Call in due to concerns due to scale, the building can be

converted into a residential dwelling in the future.

**Councillor Dafydd Rhys Thomas** - No response received at the time of writing this report

**Councillor Jeffery Evans** – No response received at the time of writing this report

**Community Council** – No response received at the time of writing this report

**Highways** - No recommendation

**Footpath** – No comments

**Natural Resource Wales** – Standard comments

**Welsh Water** - Comments

**Public Consultation** – The proposal was advertised through the posting of a notice on site, the distribution of personal letters of notification to the occupiers of neighbouring properties together with the placement of an advert in the local newspaper. The latest date for the receipt of representation was 01/07/2016. At the time of writing this report no letters of representations had been received at the department.

## **5. Relevant Planning History**

**46C530** - Full application for the demolition of the existing shop together with the erection of a new two-storey shop at Old Boathouse, Lon Isallt, Trearddur Bay Approved 29/01/2014

**46C530A** - Full application for the demolition of the existing shop together with the erection of a new shop in its place at Old Boathouse, Lon Isallt, Trearddur Bay Withdrawn 23/007/2015

## **6. Main Planning Considerations**

The proposal is for the demolition of the existing shop together with the erection of a new two-storey shop on the same footprint of the existing shop. The design of the shop is basic; however it is not considered that the proposed development would impact the character of the surrounding amenities to a degree to warrant a refusal.

The proposed materials are considered acceptable.

A protected species survey has been submitted and is considered acceptable.

It is not considered that the proposed scheme would impact the character of the surrounding area, the coastal area or the neighbouring properties to a degree to warrant a refusal.

Concern has been expressed at potential future uses for the building. The application is for a shop use. Any future change of use application will be considered on its own merits.

## **7. Conclusion**

The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted subject to conditions.

## **8. Recommendation**

To **permit** the development subject to conditions.

**(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(02) The development permitted by this consent shall be carried out strictly in accordance with**

**the plan(s) submitted below:**

Drawing number	Date Received	Plan Description
2381:16:01	23/05/2016	Design and Access Statement
-	23/05/2016	Masterplan

**under planning application reference 46C530B.**

Reason: For the avoidance of doubt.

In addition the Head of Service be authorised to add to, remove or amend any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

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